TOWN OF WAYLAND

WARRANT

With Report of the Finance Committee

1999 ANNUAL TOWN MEETING

Thursday, April 29, 1999 7:45 P.M.

Wayland High School Field House

SPECIAL TOWN MEETING

Monday, May 3, 1999 8:30 P.M.

Wayland High School Field House

ANNUAL TOWN ELECTION

Tuesday, April 27, 1999

Precincts 1 and 4	**Wayland Town Building Gymnasium**
Precincts 2 and 3	**Wayland Middle School Gymnasium**

VOTING HOURS: 7:00 A.M. – 8:00 P.M.

NOTICE

The Town of Wayland does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Wayland does not discriminate on the basis of disability in its hiring or employment practices.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

Questions, concerns, complaints, or requests for additional information regarding the ADA may be forwarded to Wayland's designated ADA Compliance Coordinator.

Name:	Karen Woronicz
Title:	Personnel Director
Office Address:	41 Cochituate Road, Wayland, MA 01778
Phone Number:	(508) 358-3623 Fax: (508) 358-3627
TDD:	(508) 358-0194 or 911
Days/Hours Available:	Monday - Friday 8:30 A.M. - 4:30 P.M.

Individuals who need auxiliary aids for effective communication in programs and services of Wayland are invited to make their needs and preferences known to the ADA Compliance Coordinator. A minimum of fourteen days' notice is required.

This notice is available in large print and on audio tape from the ADA Compliance Coordinator.

ANNUAL TOWN MEETING

TABLE OF CONTENTS

		Page Number
	About Town Meeting	5
	Report of the Finance Committee (Including *Exhibits, Capital Plan*)	7
	Notice - Election and Annual Town Meeting	15
	Notice - Special Town Meeting	103
	Warrant Article Process	181
	"Volunteer to Serve Your Town" Form	191
Article		
1	Recognize Citizens for Extensive Service to the Town	17
2	Hear Reports	17
3	Choose Town Officers	17
4	Current Year Transfer	18
5	FY2000 Omnibus Budget	19
6	Wayland/Sudbury Septage Treatment Facility Budget	33
7	Water Department Budget	35
8	Pay Previous Fiscal Year '96 and Fiscal Year '98 Unpaid Bills	36
9	Amend Personnel By-Laws	36
10	Compensation for Elected Officials	48
11	Wastewater Management District Commission Budget	49
12	Revolving Fund for Council on Aging	50
13	Beautification of Public Properties	50
14	Accept Law Increasing Real Estate Tax Exemption Amounts	51
15	Low Income Elderly and Disabled Fund	51
16	Acquire Rowan Property, 15 Draper Road	52
17	Acquire Smith Property, 130 Plain Road	54
18	Accept and Improve Indian Road and Massasoit Path	55
19	Rollback Taxes from Chapter 61	57
20	Release a Mainstone Conservation Restriction	58
21	Capital Improvements to the Wayland Town Pool	60
22	Amend Description of Area Taken by Article 5, STM, June 4, 1998	61
23	Amend §36-10 of the Code of the Town of Wayland	61
24	Amend §36-5 of the Code of the Town of Wayland	62
25	Amend §19-1 of the Code of the Town of Wayland	63
26	Treatment of Dudley Pond for Recurring Growth of Eurasian Milfoil	64
27	Improvement of the Assessment Process	65

Article		*Page Number*
28	Amend Article 22 of the 1997 Annual Town Meeting Regarding Information on Assessments	80
29	Traffic Study	81
30	Rezone Land on Commonwealth Road and Rice Road to Residential	81
31	Amend Code of the Town of Wayland Chapter 109, Section 7, Dudley Pond, Regulations	84
32	Construction of a New Salt/Sand Shed	84
33	Construction and Reconstruction of Sidewalks and Bicycle Paths	85
34	Funding for Wayland Middle School Renovations and Additions	86
35	Modular Gymnasium for the Loker School	87
36	Accept Portion of Lakeshore Drive as a Town Road	88
37	Amend Zoning By-Law by Changing §198-703.2 of Article 7, Area, Yard and Bulk Regulations	90
38	Water System Improvements	92
39	Amend Chapter 158, Article II, Section 158-3 of the Code of the Town of Wayland	93
40	Design and Construct Sewer Line Connections to the Wayland Town Building	94
41	Condition Survey and Master Plan for Improvements to Open Drainage Systems	96
42	Installation of a Recycled Wash Water Holding Tank	96
43	Amend Chapter 19 of the Code of the Town of Wayland	97
44	Acquire Reid Property, 42 Rich Valley Road	98
45	Acquire Parcels of Land Around Dudley Pond	99
46	Accept Gifts of Land	101
47	Sell or Trade Vehicles and Equipment	101
48	Authorize Treasurer to Borrow	102

1999 SPECIAL TOWN MEETING

1	Resolution to Support Community Preservation Act	104
2	Extend Term of Dog Control By-Law Study Committee	104
3	Revise Paine Estate Access and Utilities Easement	104
4	Sell or Exchange Lands on Woodland Road and Mayflower Path	106
5	Supplement Funds Appropriated for Reconstruction of Intersection of Route 30 and Oak Street	108
6	Create a Route 30 Traffic Project Committee	108
7	Accept Bradford Street as a Town Way	108
8	Acceptance, Acquisition and Construction of Lodge Road	109

Article		*Page Number*
9	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, Various Articles, by Deleting All Text that Duplicates Provisions in the Table of Dimensional Requirements, the Table of Permitted Uses by Districts, and the Table of Permitted Accessory Uses by Districts, which Tables are Located in Article 8, Dimension and Use Tables, and Inserting Text as Needed; and by Renumbering All Paragraphs Accordingly	111
10	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting Article 8, Dimension and Use Tables, in its Entirety and Replacing It with a New Article 8, Dimension and Use Tables	121
11	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Making a Number of Changes Recommended by the Zoning Enforcement Officer	138
12	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Changing §198-1102.1.3 to Classify Restaurants by Size into Special Permit and As-of-Right Use Categories	141
13	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting §198-1102.1.9, Gasoline Service Stations, and Replacing It with a New §198-1102.1.9, Auto Service Stations	143
14	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting Article 15, Wireless Communications Services District, in Its Entirety and Replacing It with a New Article 15, Wireless Communications Services District	145
15	Petition to Amend the Zoning By-Laws, §198-1501-§198-1509, "Wireless Communications Services District"	153
16	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting §§198-1501, Purpose, and 1504, Submittal Requirements, and 1505, Nonuse, of the Wireless Communications Services District, in Their Entirety and Replacing Them with a New §198-1501, Purpose, §198-1504, Submittal Requirements, §198-1505, Review and Action by the Planning Board, §198-1506, Monitoring and Inspections, §198-1597, Compliance and Violations, §198-1508, Modifications, and §198-1509, Liability Insurance; Removal and Removal Bond	160
17	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting §§198-1502, Location, and 1506, Exemptions, of the Wireless Communications Services District, in Their Entirety and Replacing Them with a New §198-1502, Location, and §1510, Exemption	165

Article		*Page Number*
18	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Deleting §198-1503, Use Resgtrictions, of the Wireless Communications Services District, in Its Entirety and Replacing It with a New §198-1503, Use Restrictions	166
19	Amend Chapter 198, Zoning, of the Code of the Town of Wayland, by Adding a New §198-505, General	168
20	Fund Continuation of the Design and Implementation of a Master Plan for Wayland Town Center	169
Appendix		
A	Chapter 44 § 53-1/2	170
B	Chapter 184 § 32	172
C	Chapter 109 § 7	174
D	Chapter 158 Article II § 158-3	175
E	Chapter 19 Finances	176
F	Chapter 60 § 3D	178
G	Chapter 73 § 4, Acts of 1986 and Chapter 126, Acts of 1988	179
H	Notes and Key to Table of Dimensional Requirements	180

ADJOURNED MEETINGS

It is anticipated that if adjourned meetings are necessary to complete action on these Warrants they will be held on the following dates, subject to Town Meeting approval:

May 3 - Monday

May 5 - Wednesday

May 6 - Thursday

and thereafter, as may be necessary, on Mondays, Wednesdays and Thursdays as Town Meeting directs. Voters are reminded that there is no smoking permitted on school grounds.

If you have any questions about the Articles, please attend the **Warrant Hearing on Tuesday, April 20, 1999, at 8:00 P.M.** at the Town Building. You may also call the Executive Secretary's office at 358-7755 before Town Meeting.

NOTICE REGARDING MOTIONS

This warrant for Wayland Town Meeting is issued by the Board of Selectmen and is served upon all residents by mail and by posting at the Town Building, the Wayland Public Library, the Cochituate Fire Station or the Cochituate Post Office, and at the Happy Hollow School. It contains the agenda of subjects to be acted upon, i.e., the articles.

By State law, no action at the town meeting is valid unless the subject matter is contained in the warrant. This requirement means only that the subjects to be acted upon must be sufficiently stated in the warrant to apprise voters of the nature of the matters with which the meeting is authorized to deal. It does not require that the warrant contain an accurate forecast of the precise action that the meeting will take upon those subjects. A valid motion at town meeting may differ from the underlying article, but it must be within the scope of that article.

If you are in doubt about the action town meeting might take under an article, you should plan to attend the town meeting in person.

TOWN MEETING PROCEDURES

Town Meeting functions best when all voters are familiar with its rules of procedure. A summary of those rules appears in the document "Some Pertinent Information about Wayland's Town Meeting Procedures," prepared by the Moderator. It may be obtained from the Selectmen's office or at the Town Meeting.

QUANTUM OF VOTE

The quantum of vote is specified in the warrant for each article.

For those articles involving appropriations which are anticipated to be provided by taxation or from available funds or transferred funds previously appropriated for another purpose, a majority quantum of vote is indicated. For articles which are anticipated to be funded by borrowing, a two-thirds quantum of vote is indicated.

Certain articles request the action of Town Meeting under its general legislative powers (i.e., to hear and accept reports, to appoint a committee, to adopt a resolution or "sense of the meeting" vote, etc.), and in such cases no particular statute is referenced. Town Counsel has advised that, as a matter of common law precedent in Massachusetts, such matters are to be decided by a majority vote.

Report of the Finance Committee

The primary role of the Wayland Finance Committee each year is to prepare the Omnibus Budget and review and comment on articles submitted for inclusion in the Annual Town Meeting Warrant. In carrying out this role, the Finance Committee considers both the short and long term fiscal position of the Town with guidance from the following mission statement and financial strategy.

Mission statement

The mission of the Wayland Finance Committee is to define a financial strategy for the Town and to use this strategy as the basis for recommending to the Town a fiscally responsible operating and capital spending plan. In implementing this strategy, and within the context of its impact on property values, the Finance Committee seeks to balance the demand for services against the ability of residents with a broad range of financial situations to afford these services.

Financial strategy

The Finance Committee strategy is to recommend the following: 1) maintenance of high quality Town services supplied by an efficient work force at the lowest possible cost, 2) continued investment in infrastructure via a capital spending plan that strives to add new debt no faster than old debt is retired, and 3) preservation of Free Cash levels near five percent of the total budget, as recommended by financial lending institutions and the Commonwealth.

The Past

The Town is nearing completion of a very aggressive 10 year capital plan. Over that period, the Town has funded, through borrowing and state funding, some $44 million in capital expenditures. This has included:

- Over $9 million in road and street repairs, financed by $4.5 million in Town bonds, $3 million in state funds and $1.5 million in budget appropriations.

- Over $13 million in capital renovations to schools and Town buildings which were partially state reimbursed.

- The purchase of $3.3 million in land, part of which was sold this year for congregate housing, assisted living care facilities for the elderly and affordable housing. A large portion of the land acquisition was preserved for conservation use.

- $1.5 million for renovations to all parks and playgrounds in the Town.

- Capital expenditures for the replacement and upgrading of fire, highway, school and park equipment has totaled approximately $5 million.

- Repair and upgrade of the Town's water system of approximately $3 million. When the project is completed, the debt and interest will be paid from existing water rates.

- $5.7 million for reconstruction of the Town's public safety building.

- $3 million in repairs and renovations to both the Town's landfill and the septage facility.

The Town should be proud of these investments. These projects have kept the quality of services high in Wayland which has contributed to helping to keep property values in the Town increasing well above state average.

During FY99, the Town set a tax rate of $18.21 per thousand. This is a 1.44% increase over FY98. Fiscal year 1999 was the first year, since the passage of Proposition 2½, that the Town has been able to set a tax rate with an increase of less than 2½%. The Town's financial position is excellent primarily due to increased revenues. The most important increase in revenues is new tax base growth. During FY99, new tax base growth added some $733,000 in available tax levy dollars that helped allow the Town to moderate its tax rate increase.

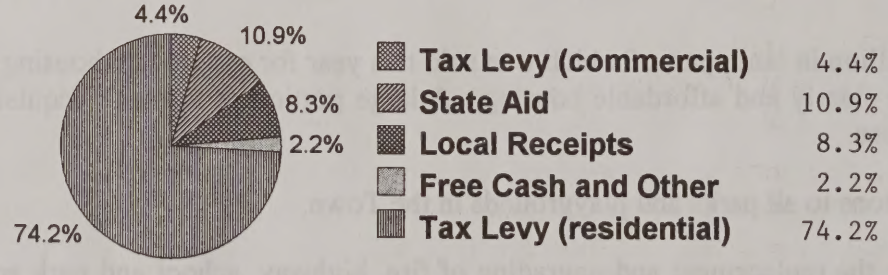
The coming fiscal year: FY00

Revenues

Revenues include residential and commercial real estate taxes, State Aid, local receipts (for instance, automobile excise taxes), and Free Cash. Figure 1 shows a projection of these revenues for FY00.

Two items of particular note from Figure 1 are commercial taxes and State Aid, which together are the key determining factors in residential tax burden. Wayland's commercial tax base represents a low 4.4% of total receipts. If realistic projections for new commercial development were to occur, this amount might increase slightly. State Aid is similarly low, having decreased dramatically from over 16% of revenues in FY85 to about 10.9% for FY00. To put this amount into perspective, Wayland residents pay out annual income taxes to the Commonwealth that are approximately ten times greater than the State Aid returned. In short, through circumstances that the Town is unable to change, the burden of the budget falls primarily on the shoulders of the residential taxpayer.

Figure 1: Projected FY00
Revenue Breakdown



It is the hope of the Finance Committee that the combination of new tax base growth and a well managed town government will again result in an increase of the tax rate of less than 2½% in FY00.

Expenses (the Omnibus Budget)

Expenses represented by the Omnibus Budget include the various Town departments, unclassified expenditures such as employee health insurance, and debt and interest repayments on Town acquisitions. The budget also includes a request for new capital items.

The proposed budget represents a healthy balance of spending for municipal and school functions. Overall, the schools account for approximately 60% of the total operating and capital budget, with the remaining 40% accounted for on the municipal side. To put this balance into context, it is noteworthy that Massachusetts ranks 44th in the nation in state support for public schools. For relatively affluent suburban communities, this poor showing is compounded by the disproportionate share of State Aid directed to Massachusetts cities. The natural result of these factors is a comparatively high school cost burden on residential property owners. Several items from this operating and capital budget are particularly worthy of note.

Highway Department: The Highway Department is requesting capital for the purchase of various equipment to replace aging equipment in poor condition and increased expenses for vehicle washing.

School Department: The increase in the school operating budget reflects enrollment growth. On the capital side, the schools are requesting funds for needed Middle School renovations and expansion, a Loker School gymnasium, modular classrooms for the elementary schools, furniture replacement, and computers and technology.

Library: The library budget request includes funding for a new part-time children's librarian, new books and other materials as well as computers.

Conservation Commission: The Conservation Commission requested funding for a new part-time administrator.

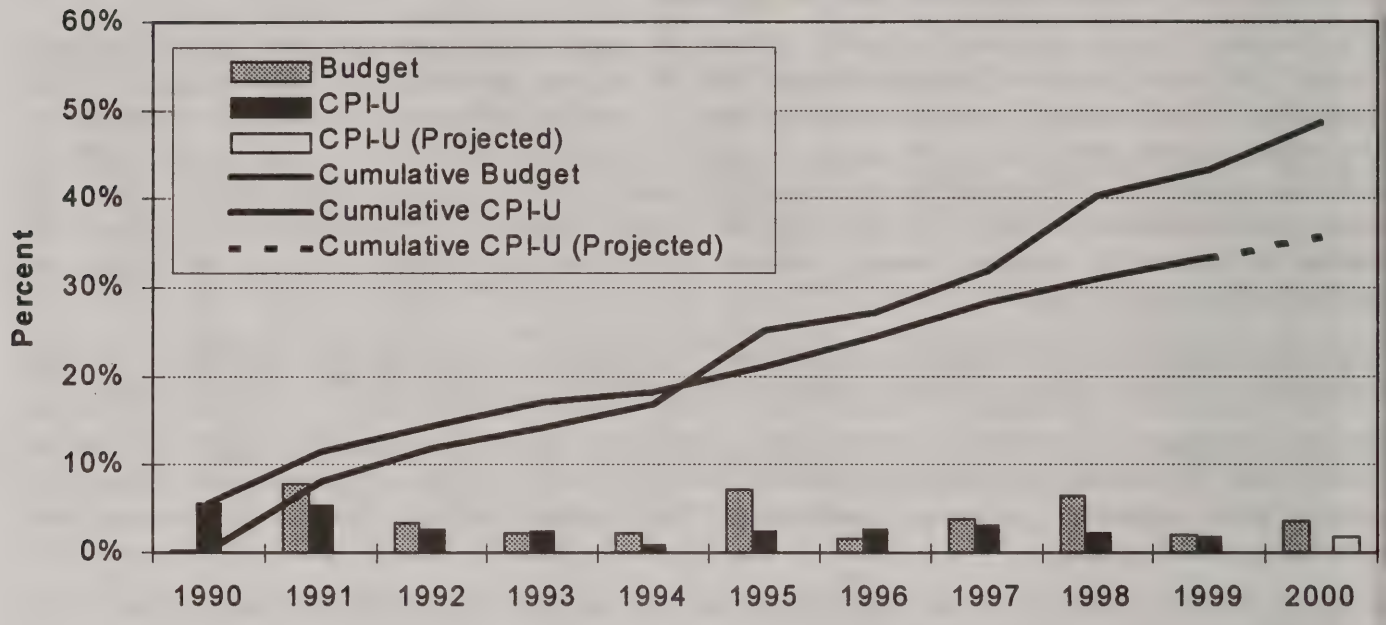
Inspection Department: The increase in the Inspection Department budget is primarily due to an increase in expanded services which will be offset by anticipated incremental fees.

Park and Recreation Department: During FY99, the Town acquired the Wayland Town Pool. The increase in the Park and Recreation budget reflects a $290,000 increase for pool operations. It is anticipated that these expenditures will be offset by fees. On the capital side, the Park and Recreation Commission is requesting $340,000 for capital improvements to the pool.

Figure 2 shows how Wayland's total budget has tracked versus the Consumer Price Index (CPI) for Boston since 1989. Note that growth due to new construction is removed from the budget numbers. That is, part of the budget increase is due to inflation (cost per household) while part is due to growth (number of households). Since the CPI does not contain a growth element, growth must be removed from the budget equation.

The conclusion that can be drawn from Figure 2 is that increases in the Town budget since 1989 have more or less tracked with inflation as represented by the admittedly imperfect CPI measure. The CPI

Figure 2: Wayland Budget Compared With Consumer Price Index
Budget Adjusted to Remove Growth and Show Only Inflation



increase has averaged 3.06% versus 3.69% for the growth-corrected Town budget. Note that both are above the artificial Proposition 2½ constraint, as are wages and salaries in the Northeast as a whole. Over the same period, Wayland growth averaged 1.52% with the total budget increasing by an average of 5.21%. The difference between the CPI and the Town budget can be seen in the jumps that represent the override years: 1991, 1995, and 1998. The need for these overrides has in large part been due to growth in school enrollment (which is substantially higher than growth due to new construction) and capital spending on infrastructure.

A look to the future: FY01 and beyond

Operating budgets

Since the passage of Proposition 2½ in the early 1980s, Wayland has pursued a plan of limiting operating budget-oriented overrides (as opposed to debt exemptions for capital expenditures) to no more than once every three-year salary negotiation cycle. Most recently, such overrides have come in 1991, 1995, and 1998.

Considering current estimates for future revenues and expenses, the Finance Committee projects that no such budget override will be necessary in 2001 and perhaps for the following one to two years as well. Future estimates for the increase in the tax levy will be based on Finance Committee guidelines that include negotiated salary settlements, flat non-salary expenses, and low to moderate new capital expenditures. While it is crucial to note that these projections are speculative, they are based on one possible realistic set of growth assumptions for fiscally prudent Town management coupled with the development of Greenways (formerly the Paine Estate), the Raytheon site, and other Town properties that are expected to add revenues in excess of their costs.

Five-year capital plan

Capital spending is part of the overall financial plan for the Town that the Finance Committee prepares each year as specified by the Town's General By-Laws. Capital needs fall roughly into four categories: equipment, buildings, land, and roads. The accompanying five-year capital plan table in the 1999 Annual Town Meeting Warrant is the starting point for capital expenditures to be considered in coming years, summarizing requests made by the various departments, boards, and commissions for future capital expenditures. Presence in the plan does not necessarily predetermine that the expenditure will be made, nor that other needs will not be determined in the coming years.

The upcoming major projects include the Town's approved Public Safety Building and the proposed expansion of the schools. Committees have analyzed needs for both functions, recommending a new Public Safety Building and recommending the expansion and renovation of the middle school, additional modular classrooms for the elementary schools and a gymnasium for Loker School. Beyond standard replacements such as vehicles, other items on the horizon include the following: road repair and reconstruction work as well as road betterments, landfill cell capping, Town pool improvements, and acquisition of conservation land.

Wayland in perspective

The combination of limited commercial revenues and low State Aid undoubtedly makes Wayland an expensive place to live. Median family income and average household tax burden are both among the highest in the state. In recognizing this burden, the Finance Committee will again this year recommend for increased tax abatements to assist the elderly, fixed-income residents, and veterans. In its broader capacity, the Finance Committee will continue to be diligent in overseeing the Town's financial health.

In the period from 1988 to 1991, the Town faced and overcame significant State Aid reductions through the use of available reserves and strong voter support via the override mechanism. Despite these pressures, the Town has continued to build, renovate, and repair buildings, equipment, and roads. Coupled with commendable expert guidance from the Town's Finance Director, the result of these actions is our current strong financial position as evidenced by our AAA bond rating. By way of comparison, only 31 other communities nationwide have similar high ratings. Relative to comparable towns, Wayland measures up favorably on a number of dimensions including the following: general government, police, fire, and education cost per capita, and road cost per mile. Finally, property values are high and continue to increase dramatically.

Conclusion

The Finance Committee appreciates and extends thanks for the contributions of the Town employees and volunteers who have helped with the preparation of the budget and this Warrant. Wayland residents are encouraged to become involved in Town government, whether through participation in the Annual Town Meeting, in attending the public meetings of Town boards and commissions, or by standing for elected or appointed office.

In conclusion, affordability continues to be of pressing concern in Wayland. The Finance Committee is committed to maintaining affordability to the greatest extent possible without unduly sacrificing the quality of Town services and infrastructure. As summarized in this report, we are pleased to report that the financial health of the Town of Wayland is excellent.

Lisa C. Schimmel, Chair

Alfred H. Bellows	Jeff R. Dieffenbach
Robert L. Lentz	Robert H. Loring
G. Christopher Riley	Katherine H. Tyrrell

TOWN OF WAYLAND CAPITAL PLANNING REPORT

Capital by Department	2000	2001	2002	2003	2004	5 year Total
SELECTMEN						
Repair town parking lot	$30,000					$30,000
CONSERVATION COMMISSION						
Land Acquisition Fund (1)	$10,000	$10,000	$10,000	$10,000	$10,000	$50,000
Acquire Smith Property	$300,000					$300,000
Acquire Rowan Property	$900,000					$900,000
Acquire Reed Property	$40,000					$40,000
Conservation Subtotal	$1,250,000	$10,000	$10,000	$10,000	$10,000	$1,290,000
POLICE DEPARTMENT						
Police Cars	$73,500	$70,000	$70,000	$70,000	$70,000	$353,500
JCC Computer upgrade			$202,000			$202,000
Police Subtotal	$73,500	$70,000	$272,000	$70,000	$70,000	$555,500
FIRE DEPARTMENT						
Ambulance remount	$55,000					$55,000
Car 2 remount			$30,000			$30,000
Car 1 replacement				$30,000		$30,000
Fire alarm truck remount				$38,000		$38,000
Engine 2 replacement					$242,000	$242,000
Fire Subtotal	$55,000	$0	$30,000	$68,000	$242,000	$395,000
HIGHWAY DEPARTMENT						
Tractor/sidewalk plow/w attatchments	$77,000					$77,000
Three/five ton roller	$30,000					$30,000
Utility Truck(4x4)	$26,000					$26,000
Betterments	$150,000					$150,000
Ten ton dumpw/snow and ice pkg		$100,000				$100,000
Catch Basin and Manhole cleaner		$47,000				$47,000
One ton maintenance truck/plow		$45,000				$45,000
One ton pickup truck/plow		$32,000				$32,000
Asphalt hot patch repair unit		$48,000				$48,000
Construct two bay maintain addition			$150,000			$150,000
Street sweeper			$115,000			$115,000
Fire Sprinkler system			$50,000			$50,000
Hydraulic equipment lift			$32,000			$32,000
Front end loader				$110,000		$110,000
Salt shed				$80,000		$80,000
Highway Subtotal	$283,000	$272,000	$347,000	$190,000	$0	$1,092,000
BOARD OF HEALTH: LANDFILL						
Compactor	$41,000					$41,000
Roll off truck		$130,000				$130,000
Containers		$9,000				$9,000
Landfill capping	$60,000	$365,000				$425,000
Bobcat			$50,000			$50,000
Open/closed container			$10,000			$10,000
Replace compactor 1				$41,000		$41,000
Open/closed container boxes(3)					$30,000	$30,000
Landfill Subtotal	$101,000	$504,000	$60,000	$41,000	$30,000	$736,000
LIBRARY						
Computer equipment	$5,000	$4,000	$3,000	$3,000	$3,000	$18,000
Roof repair		$5,000				$5,000
Interior painting			$30,000			$30,000
Expansion plan				$15,000	$25,000	$40,000
Library subtotal	$5,000	$9,000	$33,000	$18,000	$28,000	$93,000

PARK & RECREATION	2000	2001	2002	2003	2004	5 year Total
One ton dump/plow	$53,500					$53,500
Station wagon		$20,000				$20,000
Half ton dump truck			$25,000			$25,000
Five ton dump truck/plow			$75,000			$75,000
Renovation to town pool	$325,000					$325,000
Park & Rec. Subtotal	$378,500	$20,000	$100,000			$498,500
SCHOOL DEPARTMENT						
Equipment	$50,000	$100,000	$30,000	$22,000	$20,000	$222,000
Technology	$100,000	$200,000	$200,000	$200,000	$320,000	$1,020,000
Vehicles	$50,000		$60,000		$60,000	$170,000
Modular classrooms	$600,000					$600,000
Middle School renovations	$9,770,000					$9,770,000
Loker School Gymnasium	$400,000					$400,000
School Subtotal	$10,970,000	$300,000	$290,000	$222,000	$400,000	$12,182,000
Department Totals	$13,141,000	$1,176,000	$1,109,000	$601,000	$752,000	$16,872,000

(1) Conservation Master Plan identifies numerous parcels of land that are candidates for acquisition when they become available. It is uncertain when that will be but when and if they do, money is needed for the acquisition.

Separate Funds

WATER DEPARTMENT						
Lodge Road repairs	$83,200					$83,200
Fluoride	$106,000					$106,000
Vehicles	$138,000					$138,000
Computer equipment/software	$20,000					$20,000
Plain road/Draper to BP		$647,000				$647,000
E Plain from Main to Commonwealth			$420,000			$420,000
Hydrants			$100,000	$100,000		$200,000
Gate Valve replacement				$150,000		$150,000
Glezen Ln (Concord to Hazelbrook)					$431,000	$431,000
Water Subtotal	$347,200	$647,000	$520,000	$250,000	$431,000	$2,195,200
SEPTAGE TREATMENT						
Capital Replacement	$36,666	$36,666	$36,668	$20,000	$5,000	$135,000
Septage Subtotal	$36,666	$36,666	$36,668	$20,000	$5,000	$135,000

Summary of Departments	2000	2001	2002	2003	2004	5 yr total
Selectmen	$30,000	$0	$0	$0	$0	$30,000
Conservation Commission	$1,250,000	$10,000	$10,000	$10,000	$10,000	$1,290,000
Police Department	$73,500	$70,000	$272,000	$70,000	$70,000	$555,500
Fire Department	$55,000	$0	$30,000	$68,000	$242,000	$395,000
Highway Department	$283,000	$272,000	$347,000	$190,000	$0	$1,092,000
Landfill	$101,000	$504,000	$60,000	$41,000	$30,000	$736,000
Library	$5,000	$9,000	$33,000	$18,000	$28,000	$93,000
Park & Recreation	$378,500	$20,000	$100,000	$0	$0	$498,500
School Department	$10,970,000	$300,000	$290,000	$222,000	$400,000	$12,182,000
Total of Departments	$13,146,000	$1,185,000	$1,142,000	$619,000	$780,000	$16,872,000
Effect of Dept Cap. on Tax Rate*	$0.73	$0.08	$0.07	$0.03	$0.04	$0.95

Assumes borrowing for items

Capital by Department	2000	2001	2002	2003	2004	5 year Total
Non-Departmental						
Water Department	$347,200	$647,000	$520,000	$250,000	$431,000	$2,195,200
Septage Treatment	$36,666	$36,666	$36,668	$20,000	$5,000	$135,000
	$383,866	$683,666	$556,668	$250,000	$431,000	$2,330,200

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. *Town of Wayland*

* * * WARRANT * * *

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify all residents of the Town of Wayland who shall be qualified to vote in accord with the provisions of Massachusetts General Laws, Chapter 51, Section 1, to come to their respective polling places (Precincts 1 and 4 in the Gymnasium of the Town Building and Precincts 2 and 3 in the Gymnasium of the Middle School) on:

TUESDAY, APRIL 27, 1999, BETWEEN 7:00 A.M. and 8:00 P.M.

to choose the following Town officers by ballot from Wayland's registered voters for the following terms of office:

One Planning Board member, one Associate Planning Board member, and one Housing Authority member for five years;

One Moderator, two Selectmen, two School Committee members, one Assessor, two Library Trustees, two members of the Board of Health, one Road Commissioner, one Park and Recreation Commissioner, one Water Commissioner, and one Trust Fund Commissioner, each for three years;

One Park and Recreation Commissioner for two years;

One Road Commissioner, and one Planning Board member for one year;

As well as such other Town Officers as may be necessary;

And to vote "Yes" or "No" upon the following questions:

QUESTION NO. 1:

"Shall the Town of Wayland be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bonds to be issued in order to finance remodeling, reconstructing and making extraordinary repairs to the Middle School, constructing a gymnasium as an addition to the Loker School, acquiring modular classrooms and acquiring original equipment and furnishings related thereto?"

QUESTION NO. 2:

"Shall the Town of Wayland be allowed to exempt from the provisions of proposition two and one-half, so-called, the amount required to pay for the bonds to be issued in order to finance the acquisition of the parcel of land at 15 Draper Road, Wayland, Massachusetts, owned by Peter H. Rowan and others, for conservation purposes, and the parcel of land at 130 Plain Road, Wayland, Massachusetts, owned by Harriet M. Smith and the heirs of William H. Smith, for housing and conservation purposes?"

QUESTION NO. 3:

"Shall the Town accept section 2D of chapter 59 of the General Laws, which provides for taxing certain improved real property based on its value at the time an occupancy permit is issued?"

You are also required to notify all such residents of Wayland to meet in the High School Field House on:

Thursday, April 29, 1999 at 7:45 P.M.

to act on the following Articles:

ARTICLE *1*: RECOGNIZE CITIZENS FOR EXTENSIVE SERVICE TO THE TOWN

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to recognize certain citizens of Wayland for their extensive service to the Town of Wayland.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE *2*: HEAR REPORTS

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to receive and act upon reports of Town officers, agents, trustees, commissioners, boards and committees.

FINANCE COMMITTEE COMMENTS: This is a standard article that allows reports commissioned by the Town to be heard.

ARGUMENTS IN FAVOR: Reports requested by the Town should be heard.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE *3*: CHOOSE TOWN OFFICERS

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to choose Town officers, agents, trustees, councils, commissioners, boards, and committees not elected by official ballot.

FINANCE COMMITTEE COMMENTS: This is a standard article that permits the Town to fill various positions.

ARGUMENTS IN FAVOR: It is important to the Town to have all positions filled.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 41, Section 1.

ARTICLE 4: CURRENT YEAR TRANSFER

Proposed by: *Finance Committee* *Estimated Cost: $76,000.00*

To determine whether the Town will vote to appropriate a sum or sums of money for the operation and expenses of various Town departments for the current fiscal year; to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or Federal Government, by borrowing, or otherwise; and to determine which Town officer, board, or committee or combination of them, shall be authorized to expend the money or monies appropriated therefor.

FINANCE COMMITTEE COMMENTS: Current year transfers allow the Town to appropriate monies to pay for items that were not expected at the time that the current year budget was put together. Item 1 and Item 2 cover present and projected shortfalls in the Town's snow removal operation. Item 3 provides funds for removal of wastewater from the Highway's washwater recycling system. This system is mandated by the Massachusetts Department of Environmental Protection.

ARGUMENTS IN FAVOR: The requested funds are required for the Town to deliver services as requested by last year's Annual Town Meeting.

ARGUMENTS OPPOSED: These monies might possibly be considered excessive.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

CURRENT YEAR TRANSFERS FY 99	
1 HIGHWAY SNOW REMOVAL	$40,000
2 HIGHWAY LABOR OVERTIME	$18,000
3 HIGHWAY WASHWATER RECYCLING	$18,000
TOTAL CURRENT YEAR TRANSFERS	$76,000

FUNDING SOURCES:	
FREE CASH	$76,000
TOTAL SOURCES	$76,000

ARTICLE 5: FY 2000 OMNIBUS BUDGET

Proposed by: *Finance Committee*

To determine what sum of money the Town will appropriate for the operation and expenses of the Town, including capital expenditures for equipment, improvements, or other purposes, and determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: See Finance Committee report elsewhere in this Warrant.

ARGUMENTS IN FAVOR: This budget reflects the true cost of operating the Town in an efficient manner in order to deliver requested services to the citizens of Wayland.

ARGUMENTS OPPOSED: This budget might possibly be considered to be excessive. Alternately, this budget might possibly be considered to be insufficient to provide for all necessary services.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

Motion Under Article 5.
For what it considers to be the proper management of the Town and its finances, the Finance Committee makes the following recommendations, and they are, therefore, incorporated under the motion to be made under Article 5 at the Annual Town Meeting, as follows:

"That the Executive Secretary be charged with responsibility for (1) the operation, maintenance, and administration of the Wayland Town Building, the Public Safety Building, and the Cochituate Town Building, their equipment, and their grounds, as well as (2) the supervision, except for matters relating to policy, of all employees in those buildings, other than elected officials, non-salaried appointed officials, and employees of the School Department;

"That the appropriation under Conservation Commission for 'Conservation Fund' be maintained as a fund against future purchases and not be expended without future vote of the Finance Committee and Board of Selectmen;

"That the appropriation for 'Hydrant Rental' of $18,000 for the Water Department granted in the budget be transferred to 'Water Available Surplus';

"That the Office of the Town Clerk be continued on a salary basis and that all fees from whatever source derived be turned over to the Town as Town income;

"That all fees, wages, or payments made to the Tree Warden, from whatever source, be turned over to the Town as Town income;

"That the Director of Youth and Adolescent Services and Staff be under the jurisdiction of the Youth Advisory Committee which shall report to the Town on the activities of the Director of Youth and Adolescent Services and Staff at the Annual Town Meeting. The Director of Youth and Adolescent Services and Staff will receive administrative support from the School Department."

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	SELECTMEN			
1	SALARIES	$500	$500	$500
2	EXPENSE	$3,693	$15,791	$15,848
3	MISCELLANEOUS	$0	$10,000	$10,000
4	CABLE COMMITTEE	$0	$5,000	$10,000
	TOTAL SELECTMEN	$4,193	$31,291	$36,348
	EMERGENCY MANAGEMENT			
5	OPERATIONS	$8,660	$5,000	$5,000
6	TRAINING	$3,336	$2,000	$2,000
7	EMERGENCY MANAGEMENT	$0	$0	$5,000
	TOTAL EMERGEN MNGMNT	$11,996	$7,000	$12,000
	TOWN OFFICE			
	SALARIES:			
	EXECUTIVE SECRETARY	$65,404	$66,198	$72,289
	PERSONNEL DIRECTOR	$51,375	$53,184	$58,281
	FIN. DIR./TOWN ACCT.	$76,625	$79,083	$84,453
	OFFICE ADMIN	$38,391	$39,319	$50,802
	S. SCHEDULE	$32,387	$33,526	$35,222
	CLERICAL	$81,374	$82,794	$87,610
	OVERTIME/LONGEVITY/SICK LEAVE	$4,477	$2,000	$5,500
8	TOTAL SALARIES	$350,033	$356,104	$394,157
9	EXPENSE	$48,077	$46,500	$46,500
10	EQUIPMENT	$1,164	$4,300	$4,300
11	TELEPHONES	$48,200	$50,000	$50,000
12	CONTRACT SERVICES	$13,600	$12,500	$13,600
13	PERSONNEL BD EXPENSE	$0	$6,650	$7,500
14	PERSONNEL BD ADJ FUND	$0	$6,355	$6,750
	TOTAL TOWN OFFICE	$461,074	$482,409	$522,807
	WAYLAND TOWN BUILDING			
15	SALARIES	$68,383	$68,767	$71,158
16	BUILDING UTILITIES	$99,012	$98,913	$103,700
17	EXPENSE	$21,344	$22,850	$21,250
	TOTAL TOWN BUILDING	$188,739	$190,530	$196,108
	OTHER TOWN BUILDG-COCHIT			
18	EXPENSES	$15,000	$15,000	$15,000
	DATA PROCESSING			
	MANAGER	$39,524	$39,041	$41,812
	COMPUTER OPERATOR	$2,000	$2,000	$2,000
19	TOTAL SALARIES	$41,524	$41,041	$43,812
	EXPENSES			
20	FORMS, SUPPLIES	$18,861	$21,375	$18,000
21	EDUCATION/TRAVEL	$40	$150	$2,150
	EQUIPMENT			
22	RENTAL AND REPAIRS	$16,010	$11,750	$12,000
23	NEW APPLICATIONS/EQ.	$3,098	$10,000	$10,500
24	COMPUTER EQ./UPDATE	$34,084	$7,500	$9,500
25	PROFESSIONAL SERVICES	$15,022	$31,962	$20,200
	TOTAL DATA PROCESSING	$128,639	$123,778	$116,162

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	TREASURER/COLLECTOR			
	TREASURER/COL. SALARY	$65,546	$54,650	$57,415
	CLERICAL SALARY	$76,780	$78,902	$82,649
26	TOTAL SALARIES	$142,326	$133,552	$140,064
	EXPENSES:			
27	OPERATING EXPENSE	$4,867	$4,925	$7,110
28	TAX TITLE EXPENSE	$2,856	$6,220	$5,140
29	EXCISE TAX PROGRAM	$1,851	$0	$0
30	BANKING SERVICES	$15,961	$15,103	$17,864
31	LOCK BOX SEVICES	$10,863	$12,371	$11,000
32	MAILING SERVICE	$0	$1,775	$1,775
	TOTAL TREAS/COLLECTOR	$178,724	$173,946	$182,953
	ASSESSORS			
33	SALARIES	$4,599	$4,600	$4,600
34	PROF/CLERICAL	$101,257	$108,295	$113,321
35	EXPENSE	$4,935	$6,000	$5,000
36	PROF SERVICES	$25,348	$10,302	$14,056
37	OTHER EXPENSE	$916	$1,800	$800
38	EQUIPMENT,MAINT,SOFTWARE	$4,962	$5,000	$5,000
39	SPEC BDGT ITEM-PROP. REASSMNT	$3,500	$35,000	$35,000
	TOTAL ASSESSORS	$145,517	$170,997	$177,777
	FINANCE COMMITTEE	$0	$160	$160
	TOWN COUNSEL			
	PROFESSIONAL SERVICES			
	SPECIAL COUNSEL	$36,175	$26,050	$28,550
	PROFESSIONAL SERVICES	$1,247	$0	$0
	TOWN COUNSEL	$50,568	$45,950	$43,450
	TOTAL PROFESSIONAL SERVICES	$87,990	$72,000	$72,000
	LEGAL EXPENSES	$1,380	$3,000	$3,000
40	TOTAL TOWN COUNSEL	$89,370	$75,000	$75,000
	REGISTRARS			
	SALARY	$675	$675	$675
	LISTING	$1,028	$1,500	$3,200
41	TOTAL REGISTRARS	$1,703	$2,175	$3,875
	TOWN CLERK			
42	TOWN CLERK SALARY	$44,308	$46,300	$48,643
43	TOWN CLERK ADDED COMP	$400	$400	$400
44	CLERICAL	$30,656	$31,203	$32,973
45	CODIFICATION BY LAWS	$3,400	$2,000	$5,500
46	EXPENSE	$6,465	$7,515	$4,100
	FEDERAL CENSUS 2000	$0	$0	$500
	TOTAL TOWN CLERK	$85,229	$87,418	$92,116
	ELECTIONS			
	OFFICERS SALARIES	$4,798	$6,932	$6,932
	EXPENSE	$5,644	$3,150	$4,350
47	TOTAL ELECTIONS	$10,442	$10,082	$11,282
	PLANNING BOARD			
48	EXPENSE	$5,862	$8,759	$6,000
49	PLANNING ADMINISTRATOR SAL	$56,355	$54,650	$57,711

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
50	EQUIPMENT MAINTENANCE	$0	$250	$250
51	SPECIAL ITEMS	$0	$1,500	$0
	TOTAL PLANNING BOARD	$62,217	$65,159	$63,961
	TOWN SURVEYOR			
	TOWN SURVEYOR SAL	$51,460	$51,100	$55,364
	SURVEY/COMP SPEC SAL	$40,817	$41,700	$45,169
52	TOTAL SALARIES	$92,277	$92,800	$100,533
53	EXPENSE	$3,218	$3,250	$3,450
54	VEHICLE EXPENSE	$147	$400	$400
55	COMPUTER/COPIER MAINT.	$2,077	$2,500	$3,000
56	VEHICLE MAINTENANCE	$0	$500	$0
57	IMPLEMNT. ASST.	$5,899	$0	$0
58	PLAN STORAGE	$3,679	$0	$0
59	COMPUTER UPGRADE	$0	$2,000	$3,000
	FEDERAL CENSUS 2000	$0	$0	$1,000
	TOTAL TOWN SURVEYOR	$107,297	$101,450	$111,383
	CONSERVATION			
60	EXPENSE	$6,762	$7,193	$8,693
61	PROF SERVICES/MISC	$3,648	$2,000	$2,000
62	SALARIES	$51,090	$54,825	$76,735
63	CONSERVATION FUND	$0	$0	$10,000
	TOTAL CONSERVATION	$61,500	$64,018	$97,428
	HISTORICAL COMMISSION			
64	EXPENSE	$1,095	$1,114	$1,114
	TOTAL HISTORICAL COMMISSION	$1,095	$1,114	$1,114
	SURFACE WATER QUALITY COM			
65	MILFOIL TREATMENT	$0	$1,200	$1,200
66	SURFACE WATER QUALITY	$2,400	$1,700	$1,700
	TOTAL SURFACE WATER QUALITY	$2,400	$2,900	$2,900
67	HISTORIC DISTRICT COMM	$102	$275	$275
	COUNCIL ON AGING			
68	SALARIES	$69,355	$83,940	$89,748
69	OPERATING EXPENSE	$4,490	$5,000	$5,000
70	TAX WORK-OFF PROGRAM	$15,000	$15,000	$15,000
71	EQUIPMENT	$400	$400	$400
72	TRANSPORTATION	$27,771	$29,250	$29,250
	TOTAL COUNCIL ON AGING	$117,016	$133,590	$139,398
	TOTAL GENERAL GOVERNMENT	$1,672,253	$1,738,292	$1,858,047
	POLICE			
	SALARIES			
	POLICE CHIEF SALARY	$68,293	$70,427	$74,512
	LIEUTENANT SALARY	$46,577	$52,293	$57,568
	YOUTH OFFICER SAL	$46,472	$0	$0
	SERGEANTS SALARY	$281,248	$316,526	$234,939

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	DETECTIVES SAL	$171,625	$0	$0
	SPECIALISTS	$0	$191,080	$210,040
	PATROLMEN SAL	$376,234	$300,525	$428,546
	INTERNS SAL	$5,118	$6,396	$6,897
	OVERTIME SAL	$150,979	$101,118	$106,174
	HOLIDAY SAL	$49,139	$71,790	$66,099
	SCHOOL TRAFFIC SUPR	$20,862	$26,706	$28,006
	COURT TIME	$6,094	$12,000	$12,000
	CLERK	$33,237	$33,536	$35,222
	TUITION REIMB	$1,200	$4,500	$4,500
	NIGHT DIFFERENTIAL	$0	$23,651	$25,861
	LONGEVITY	$0	$3,400	$3,450
	PROFESSIONAL STIPEND	$0	$16,545	$14,973
	ED. INCENTIVE	($55)	$69,033	$112,098
1	TOTAL SALARIES	$1,257,023	$1,299,526	$1,420,885
	EXPENSE:			
2	OPERATING EXPENSE	$11,834	$11,850	$15,150
3	UNIFORM EXPENSE	$14,998	$18,833	$18,883
4	TRAINING EXPENSE	$35,334	$50,360	$56,871
5	CRIME PREVENTION	$416	$0	$0
6	SPECIAL SERVICES	$2,077	$2,100	$5,100
7	ANNUAL PHYSICALS	$0	$4,000	$4,000
8	OUT-OF-STATE TRAVEL	$1,499	$1,500	$1,500
9	PUBLIC SAFETY COMPUTER	$4,882	$0	$0
10	LINE PAINTING	$11,970	$12,000	$15,000
11	STREET SIGNS	$0	$0	$2,000
	EQUIPMENT			
12	POLICE CARS PURCHASE	$62,862	$102,000	$73,500
13	VEHICLE OPERATION EXPENSE	$14,944	$15,000	$15,000
14	NEW EQUIPMENT,MISC,OFFICE	$3,972	$4,000	$8,000
15	OTHER EQUIPMENT	$371	$0	$0
16	EQUIPMENT MAINT & REPAIR	$5,569	$6,100	$6,400
17	VEHICLE GASOLINE	$21,720	$21,000	$21,000
18	COMPUTER MAINTENANCE	$0	$5,000	$5,000
19	EQUIPMENT RENTAL	$0	$400	$400
20	RETIREMENT EXPENSE	$0	$19,239	$24,615
	TOTAL POLICE DEPT.	$1,449,471	$1,572,908	$1,693,304
	FIRE			
	SALARIES			
	CHIEF SALARY	$69,925	$70,924	$74,941
	DEPUTY CHIEF SAL	$48,527	$49,244	$53,281
	CAPTAINS SAL	$131,151	$133,089	$144,459
	LIEUTENANTS SAL	$159,651	$162,012	$174,843
	FIREFIGHTERS SAL	$581,218	$596,258	$648,596
	INCENTIVE & EMT	$49,450	$49,550	$20,750
	OVERTIME	$99,707	$87,000	$92,000
	TRAINING OVERTIME	$0	$0	$5,000
	CALLBACK PAY	$17,351	$13,000	$16,000
	HOLIDAY PAY	$49,032	$49,878	$52,021
	CALLMEN HOURLY	$3,131	$5,000	$5,000
	CALLMEN ANNUALLY	$1,273	$4,400	$4,400
	CLERICAL PART TIME	$8,768	$8,500	$5,000
	CALLBACK PAY: AMBULANCE	$21,309	$24,000	$26,000
	CLERICAL	$0	$13,500	$18,500
21	TOTAL SALARIES	$1,240,493	$1,266,355	$1,340,791
22	OPERATING EXPENSE	$9,400	$9,400	$9,400
23	AMBULANCE EXPENSE	$7,937	$8,000	$8,000
24	FIRE ALARM SYSTEM EXPENSE	$3,246	$3,400	$3,400
25	TRAINING AND EDUCATION	$8,003	$8,000	$5,000
26	UNIFORM EXPENSE	$15,499	$15,500	$15,500

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
27	PHYSICAL EXAMS	$4,029	$5,100	$4,100
	EQUIPMENT			
28	MISC. EQUIPMENT & HOSE	$13,981	$12,000	$11,000
29	EQUIPMENT MAINTENANCE	$10,827	$11,000	$11,000
30	EQUIPMENT RENTAL	$463	$500	$500
31	VEHICLE GASOLINE	$6,693	$7,000	$7,000
32	COMPUTER MAINTENANCE	$4,975	$5,000	$5,000
	TOTAL FIRE DEPT.	$1,325,546	$1,351,255	$1,420,691
	INSPECTION/BUILDING			
	SALARIES			
	BLDG.& ZONING INSP. SAL	$47,962	$47,864	$52,675
	DEP BLDG INSP	$13,810	$15,288	$23,826
	SUB INSPECTOR SAL	$1,364	$0	$0
	WIRING INSPECTOR	$18,109	$18,109	$20,164
	OVERTIME	$0	$0	$1,500
	PLUMBING/ GAS INSPECTOR	$14,236	$15,288	$17,577
	CLERICAL	$48,223	$49,194	$56,163
	DEPUTY PLUMBING/GAS	$0	$700	$735
	DEPUTY WIRING	$0	$700	$735
	SEALER OF WEIGHTS,MEAS	$417	$550	$550
33	TOTAL SALARIES	$144,121	$147,693	$173,925
	EXPENSE:			
34	BUILDING & ZONING EXPENSE	$4,991	$5,500	$6,000
35	INSPECTORS EXPENSE	$2,950	$3,168	$4,860
36	ZONING BOARD EXPENSE	$1,556	$2,100	$2,500
37	COMPUTER UPDATE	$0	$3,200	$0
38	SPECIAL BUDGET ITEMS	$0	$0	$5,050
	EQUIPMENT			
39	VEHICLE EXPENSE	$928	$1,000	$500
40	VEHICLE GASOLINE	$499	$400	$400
41	COPIER	$5,000	$0	$500
42	CAR REPLACEMENT	$1,000	$0	$1,500
	TOTAL INSPECTION	$161,045	$163,061	$195,235
	DOG OFFICER:			
43	DOG OFFICER SALARY	$34,439	$33,710	$35,416
44	DOG OFFICER EXPENSE	$45	$2,200	$2,200
45	BOARD VET FEES	$1,184	$2,870	$3,000
46	VEHICLE GASOLINE	$694	$700	$700
	TOTAL DOG OFFICER	$36,362	$39,480	$41,316
	JOINT COMMUNICATIONS			
47	DISPATCHERS SAL	$277,470	$290,256	$307,206
48	OPERATING EXPENSE	$15,469	$14,135	$14,409
49	BLDG. EXPENSE,MAINT,REPAIR	$12,533	$12,600	$12,600
50	BLDG. EXP UTILITIES	$47,385	$47,400	$47,400
51	COMPUTER LICENSE	$4,996	$5,000	$5,000
52	UNIFORM ALLOWANCE	$1,586	$1,600	$1,600
53	BUILDING REPAIRS	$9,997	$13,000	$0
	SPECIAL ITEMS			
54	REMOTE FIRE ALARM MONITOR	$0	$0	$2,000
55	FIRE HELMET RADIOS	$0	$0	$6,000
	TOTAL JOINT COMM	$369,436	$383,991	$396,215
	TOTAL PROTECTION	$3,341,860	$3,510,695	$3,746,761

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	BOARD OF HEALTH			
	SALARIES:			
	BOARD MEMBERS	$250	$250	$250
	ADMINISTRATIVE ASSISTANT	$32,198	$30,983	$32,871
	ADMINISTRATIVE ASSISTANT OT	$959	$1,500	$1,000
	SUB SECRETARY	$0	$1,000	$0
	ANIMAL INSPECTOR	$450	$450	$450
	HEALTH DIRECTOR	$55,267	$54,658	$58,702
	ANIMAL CONTROL OFFICER	$7,862	$7,862	$7,862
	HEALTH AGENT/ SANITARIAN	$28,925	$33,774	$41,605
	PART-TIME CLERICAL	$10,377	$12,165	$13,149
1	TOTAL SALARIES	$125,911	$142,642	$155,889
	EXPENSES:			
2	OFFICE EXPENSE	$5,246	$6,000	$5,000
3	IN STATE TRAVEL EXPENSE	$852	$1,380	$1,380
4	FRINGE BENEFITS	$427	$1,980	$1,980
	CONTRACT/PROF SERVICES:			
5	MENTAL HEALTH CLINICS	$37,430	$37,430	$47,400
6	COMMUNITY NURSING CARE	$126,247	$175,000	$175,000
7	MOSQUITO CONTROL	$27,400	$28,989	$19,380
8	PROFESSIONAL SERVICES/MOSQ	$12,256	$0	$10,524
9	VEHICLE OPERATION/MAINT	$1,125	$1,200	$1,200
	SPECIAL BUDGET ITEMS:			
10	WATER QUALITY STUDY	$1,425	$3,500	$3,500
11	HAZARDOUS WASTE MGT	$9,553	$10,000	$12,000
12	CONSULTING ENGINEER	$9,963	$2,500	$2,500
13	FOOD INSPECTOR	$2,293	$3,000	$5,000
	TOTAL BOARD OF HEALTH	$360,128	$413,621	$440,753
	HIGHWAY			
	SALARIES:			
	DIRECTOR OF HIGHWAY	$62,860	$60,612	$67,883
	CLERK SALARY	$40,963	$43,043	$53,558
	HIGHWAY LABOR SALARY	$430,168	$443,567	$466,951
	OVERTIME,LABOR	$0	$40,000	$32,000
1	TOTAL SALARIES	$533,991	$587,222	$620,392
	MAINTENANCE:			
2	MAINTENANCE OF ROADS	$57,732	$25,000	$25,000
3	MAINTENANCE OF EQUIPMENT	$64,983	$65,000	$65,000
4	SNOW REMOVAL	$48,929	$51,000	$51,000
5	SNOW REMOVAL/PRIVATE WAYS	$7,000	$7,000	$7,000
6	UNIFORMS/OTHER FRINGE	$12,185	$14,000	$15,000
	CONTRACT/PROFESSIONAL SRVCS			
7	CONTRACT BASIN CLEANING	$17,279	$20,000	$20,000
8	ROAD RESURFACING	$105,400	$126,500	$110,000
9	CRACK SEALING	$16,026	$15,000	$15,000
	EQUIPMENT			
10	EQUIPMENT MISC.	$11,489	$10,000	$10,500
11	HIGHWAY FUEL	$15,000	$20,000	$20,000
	BUILDING MAINTENANCE:			
12	HIGHWAY GARAGE REPAIR	$11,465	$7,500	$24,500
13	HIGHWAY GARAGE UTILITIES	$24,915	$25,200	$25,500
14	OFFICE EXPENSE	$6,790	$7,000	$7,000
	TOTAL HIGHWAY	$933,184	$980,422	$1,015,892

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	HEALTH-LANDFILL			
1	SALARIES:	$157,927	$161,800	$170,356
	EXPENSE:			
2	LEACHATE COLLECTION	$21,846	$35,000	$35,000
3	DISPOSAL OF WOOD	$20,068	$19,000	$19,000
4	FUEL	$8,101	$10,000	$10,000
	PROFESSIONAL SERVICES			
5	MISC. ENGINEERING	$17,283	$31,460	$31,460
	BUILDING:			
6	REPAIRS	$4,237	$7,700	$22,700
7	UTILITIES	$4,733	$6,000	$11,000
8	OTHER EXPENSE	$12,000	$12,000	$15,000
9	MAINT REPAIRS	$28,050	$28,050	$33,750
10	LEASE EQUIPMENT	$6,666	$10,210	$6,408
11	OTHER EXPENSE: COVER	$13,570	$14,650	$14,650
12	MISC. EQUIPMENT	$7,380	$7,400	$7,400
13	ENGINEERING LANDFILL CAP	$0	$0	$57,000
	TOTAL LANDFILL	$301,861	$343,270	$433,724
	VETERANS BENEFITS			
	VET BENEFIT APPROP	$3,396	$4,000	$3,990
	MISCELLANEOUS	$79	$200	$210
	SALARIES	$2,810	$2,850	$2,850
1	TOTAL VETERANS BENEFITS	$6,285	$7,050	$7,050
	SCHOOLS			
	REGULAR INSTRUCTION 1	$8,870,119	$10,025,200	$10,350,430
	SPECIAL INSTRUCTION 2	$2,999,274	$3,147,230	$3,350,512
	INSTRUCTIONAL SERVICES 3	$2,273,371	$2,671,321	$2,944,580
	OPERATIONS SERVICES 4	$1,571,868	$1,772,574	$1,771,933
	POLICY ADMIN. SERV. 5	$635,517	$613,606	$626,218
	OUT OF STATE TRAVEL 6	$5,150	$13,067	$11,067
1	TOTAL SCHOOLS	$16,355,299	$18,242,998	$19,054,740
2	**REGIONAL VOCATIONAL SCHOOL**	$92,249	$194,291	$76,386
	DIRECTOR YOUTH SERVICES			
	DIRECTOR YOUTH SERVICES	$55,247	$54,164	$57,415
	ASSOC DIRECTOR YOUTH SER	$49,353	$49,193	$52,122
	PARENT EDUCATION PROGRAM	$0	$0	$3,000
1	TOTAL YOUTH SERV SAL	$104,600	$103,357	$112,537
2	EXPENSE	$3,224	$3,709	$3,420
3	AUTOMOBILE EXPENSE	$950	$350	$330
4	AUTOMOBILE REPAIR	$0	$600	$550
	TOTAL DIR YOUTH SERVICES	$108,774	$108,016	$116,837
	LIBRARY			
	SALARIES			
	LIBRARY DIRECTOR	$61,038	$62,411	$67,017
	ADM ASSISTANT	$31,683	$32,513	$35,034
	CHILDREN'S LIBRARIAN	$33,401	$34,407	$36,880
	ASST. CHILDREN'S LIBRARIAN	$29,009	$29,497	$31,618
	LIBRARY ASSISTANTS	$75,197	$77,405	$85,325
	PAGES SALARY	$9,349	$12,800	$13,728
	CLERKS SALARY	$23,994	$25,872	$26,520
	CUSTODIAN SALARY	$22,781	$24,097	$26,213
	REF LIBRARIAN/ PART TIME	$22,290	$27,034	$29,120
	ASSISTANT DIRECTOR	$43,507	$35,631	$38,226

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	HEAD OF CIRCULATION	$33,967	$35,130	$37,885
	SATURDAY DIFFERENTIAL	$0	$1,300	$1,300
	EVEN DIFFERENTIAL	$0	$1,400	$1,400
	CHILDREN'S RM PART TIME	$0	$0	$11,650
1	TOTAL SALARIES	$386,216	$399,497	$441,916
2	OPERATING EXPENSE	$41,882	$43,500	$43,500
3	OUT OF STATE TRAVEL	$540	$550	$550
4	TUITION REIMBURSEMENT	$1,495	$2,000	$2,000
5	MATERIALS PURCHASE	$85,800	$90,566	$99,348
6	LIBRARY AUTOMATION	$30,000	$30,000	$30,000
	SPECIAL ITEMS			
7	CARPETING	$0	$10,000	$0
8	COMPUTER UPGRADE	$0	$5,400	$5,000
9	NEW BOOK RETURN UNIT	$0	$2,500	$0
	TOTAL LIBRARY	$545,933	$584,013	$622,314
	PARK & RECREATION			
	SALARIES:			
	SUPERINTENDENT	$63,195	$64,100	$67,333
	LABOR	$239,826	$237,083	$245,566
	CLERICAL REGULAR	$30,516	$29,994	$31,385
1	TOTAL SALARIES	$333,537	$331,177	$344,284
	EXPENSE:			
2	REPAIRS & MISC.	$41,482	$41,335	$45,335
3	LANDSCAPE, MATERIAL & SUP	$8,480	$36,527	$31,527
4	UNIFORM EXPENSE	$3,360	$4,280	$4,280
5	TREE PLANTING	$1,355	$1,500	$1,500
6	PLAYGROUND SUPPLY	$5,010	$500	$500
7	TRAVEL & DUES IN STATE	$480	$500	$500
8	TRAVEL OUT OF STATE	$1,048	$1,050	$1,050
	EQUIPMENT			
9	MISC SMALL EQUIPMENT	$919	$1,000	$1,000
10	REPAIR SUPPLY & EQUIP	$0	$4,500	$5,000
	BUILDING REPAIRS			
11	LIGHTING, ETC.	$3,616	$3,650	$3,650
	CONTRACT/PROF SERVICES			
12	TREE TRIMMING	$24,748	$18,000	$18,000
13	PUBLIC WORKS EXPENSE	$2,426	$2,000	$2,000
14	DUTCH ELM DISEASE EXP	$0	$800	$800
15	DEV. CEMETERY LAND	$5,000	$0	$0
	TOTAL PARK & RECREATION	$431,461	$446,819	$459,426
16	FEE SUPPORTED PROGRAMS	$306,098	$340,000	$340,000
	PARK/RECREATION: POOL OPERATION			
	SALARIES	$0	$0	$127,310
	UTILIITES	$0	$0	$27,500
	ADMIN MATERIALS, SUPPLIES	$0	$0	$15,100
	MAINTENANCE MATERIALS, SUPPLY	$0	$0	$29,000
	PROGRAMS	$0	$0	$91,425
17	TOTAL POOL OPERATION	$0	$0	$290,335
	UNCLASSIFIED			
1	INSURANCE GENERAL	$165,358	$200,000	$200,000
2	INSURANCE 32B	$1,482,073	$1,500,000	$1,600,000
3	UNEMPLOYMENT COMPENSATION	$18,128	$10,000	$10,000

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
4	STREET LIGHTING	$104,786	$110,000	$110,000
5	HYDRANT RENTAL	$18,000	$18,000	$18,000
6	TOWN MEETING WARRANT	$15,343	$16,000	$16,000
7	RESERVE FUND	$0	$125,000	$125,000
8	PUBLIC CEREMONIES	$3,639	$2,500	$2,500
9	SURETY BONDS	$1,688	$800	$800
10	TOWN CLOCKS	$200	$200	$200
11	NON CONTRIBUTORY PENSION	$16,582	$20,500	$20,500
12	PENSION DISABILITY ACCT	$10,000	$10,000	$10,000
13	OCCUPATIONAL HEALTH NURSE	$5,837	$6,000	$6,000
14	MEDICAL CONTRIBUTION	$80,000	$80,000	$80,000
15	RESERVE FOR SAL SETTLEMENT	$0	$330,000	$260,000
16	EMPLOYEE ASSISTANCE PROG.	$3,128	$6,000	$6,000
	TOTAL UNCLASSIFIED	$1,924,762	$2,435,000	$2,465,000
	DEBT AND INTEREST			
	INTEREST			
1	BOND ANTICIPATION NOTES	$10,000	$20,000	$0
2	BOND ANTICIPATION NOTES EX	$0	$450,000	$68,375
3	ANTICIPATION REVENUE	$0	$10,000	$10,000
4	MULTI PURPOSE 1988	$4,880	$0	$0
5	ROAD ISSUE 1987 EXEMPT	$13,050	$0	$0
6	BOND ISSUE 1989	$1,550	$465	$0
7	BOND ISSUE EXEMPT 1989	$24,025	$8,060	$7,950
8	MULTI PURPOSE EXEMPT 1990	$19,208	$13,602	$0
9	MULTI PURP EX 91 HIGH SCHL	$267,475	$250,900	$234,000
10	MULTI PURP EX 91 LOKER	$37,800	$30,660	$23,240
11	MULTI PURP EX 91 LANDFILL	$9,705	$7,665	$5,810
12	MULTI PURPOSE EQ 1992	$3,340	$0	$0
13	MULTI PURPOSE COMP 1992	$460	$0	$0
14	MULTI PURP EXEM SCHL 1993	$147,289	$138,683	$130,583
15	MULTI PURPOSE EQUIPMENT	$3,903	$1,225	$0
16	LAND ACQUISITION EXEMPT	$325,810	$138,610	$131,400
17	MULTI PURPOSE 1996	$45,690	$35,490	$25,490
18	MULTI PURPOSE 1997	$71,256	$62,341	$50,530
19	MULTI PURPOSE EXEMPT 1997	$66,600	$55,670	$51,600
20	PUBLIC SAFETY BLDG. EXEMPT	$0	$0	$230,673
21	DECARLO LAND ACQUISITION	$0	$0	$2,895
22	DEPARTMENTAL EQUIPMENT	$0	$0	$34,890
23	FIELD HOUSE ROOF	$0	$0	$5,779
24	COMPUTERS	$0	$0	$13,335
25	TRAFFIC LIGHTS	$0	$0	$898
	MATURING DEBT			
26	NEW BOND ISSUE 1988	$80,000	$0	$0
27	ROAD ISSUE 1987 EXEMPT	$450,000	$0	$0
28	BOND ISSUE 1989 EXEMPT	$255,000	$260,000	$0
29	BOND ISSUE 1989	$20,000	$15,000	$0
30	MULTI PURPOSE EXEMPT 1990	$95,000	$95,000	$95,000
31	MULTI PURP EX 91 HIGH SCHL	$325,000	$325,000	$325,000
32	MULTI PURP EX 91 LOKER	$140,000	$140,000	$140,000
33	MULTI PURP EX 91 LANDFILL	$40,000	$35,000	$35,000
34	MULTI PURPOSE EQUIP 1992	$167,000	$0	$0
35	MULTI PURPOSE COMP 1992	$23,000	$0	$0
36	MULTI PURP EXEMPT SCHL 1993	$225,000	$225,000	$225,000
37	MULTI PURP EQUIP 1993	$70,000	$70,000	$0
38	LAND ACQUISTION EXEMPT 1996	$0	$180,000	$180,000
39	MULTI PURPOSE 1996	$255,000	$250,000	$250,000
40	BOND SALE EXPENSE	$2,938	$25,000	$25,000
41	FINANCIAL DISCLOSURE	$2,500	$2,500	$2,500
42	MULTI PURPOSE 1997	$178,300	$157,300	$152,300
43	MULTI PURPOSE EXEMPT 1997	$150,000	$150,000	$150,000
44	NEW BOND ISSUE 1998	$0	$108,500	$0
45	PUBLIC SAFETY BLDG.	$0	$0	$290,000
46	DECARLO LAND ACQUISITION	$0	$0	$20,000
47	DEPARTMENTAL EQUIP	$0	$0	$222,000
48	FIELD HOUSE REMODEL	$0	$0	$18,939

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
49	COMPUTERS	$0	$0	$85,000
50	TRAFFIC LIGHTS	$0	$0	$10,000
	TOTAL DEBT & INTEREST	$3,530,779	$3,261,671	$3,253,185
	GRAND TOTAL BUDGET	$29,910,926	$32,606,158	$34,180,450

	CAPITAL REQUESTS	APPROPRIATED FY 1999	REQUESTED FY 2000
	TOWN BUILDING		
1	PARKING LOT REPAIR		$30,000
	FIRE DEPARTMENT/JCC		
2	AMBULANCE CHASIS REPLC		$55,000
	HIGHWAY DEPARTMENT		
	MULTI PURPOSE TRACTOR		$77,000
	ROLLER 3-5 TON		$30,000
	TRUCK 4X4		$26,000
3	TOTAL HIGHWAY		$133,000
	HEALTH: LANDFILL		
	COMPACTOR		$41,000
4	TOTAL LANDFILL		$41,000
	SCHOOLS		
	MODULAR CLASSROOMS		$600,000
	TECHNOLOGY		$100,000
	FURNITURE/EQUIP		$50,000
	SCHOOL BUS		$50,000
5	TOTAL SCHOOLS		$800,000
	PARK AND RECREATION		
6	ONE TON DUMP/PLOW		$53,500
	TOTAL PARK AND REC		$53,500
	WATER DEPARTMENT		
	FLUORIDE		$106,000
	SERVICE TRUCK		$40,000
	1 TON DUMP TRUCK		$38,000
	BACKHOE		$60,000
	COMPUTER EQUP/ SOFTWARE		$20,000
7	TOTAL WATER		$264,000
	GRAND TOTAL	$1,072,950	$1,376,500
8	HIGHWAY STATE FUNDS	$395,548	$374,027

TABLE NO.1 WAYLAND INCOME AND EXPENSE STATEMENT	FISCAL 1995	FISCAL 1996	FISCAL 97	FISCAL 98	FISCAL 99	FISCAL 2000
BUDGET	$26,461,785	$27,290,151	$28,820,401	$31,223,190	$32,606,158	$34,180,450
ARTICLES AND WATER BUDGET	$5,761,881	$4,280,143	$2,968,125	$3,524,976	$3,864,885	$17,175,471
TOTAL TOWN EXPENSE	$32,223,666	$31,570,294	$31,788,526	$34,748,166	$36,471,043	$51,355,921
NET CHERRY SHEET	($934,855)	($1,305,960)	($1,429,898)	($1,656,171)	($1,801,116)	($2,058,163)
OVERLAY EXPENSE	$189,249	$239,772	$432,058	$200,000	$200,000	$200,000
LOCAL RECEIPTS	($2,169,091)	($2,077,411)	($2,350,566)	($2,450,000)	($2,568,557)	($3,000,000)
SUMMER SALARY ADJUSTMENT						
OTHER SOURCES: FREE CASH, BORROWINGS, ETC.	($6,177,445)	($4,459,632)	($3,423,342)	($4,130,976)	($4,452,909)	($17,873,369)
TO BE RAISED BY TAXATION	$23,131,524	$23,967,063	$25,016,778	$26,714,095	$27,848,461	$28,624,389
ASSESSED VALUATION	$1,212,398,850	$1,293,709,400	$1,475,045,900	$1,488,250,430	$1,529,295,000	$1,549,852,087
TAX RATE	$17.88	$18.42	$16.96	$17.95	$18.21	$18.46

AVERAGE TAX BILL WILL INCREASE BY 1.4% IN FY2000.

TABLE NO.2

HISTORICAL BUDGET SUMMARY

FISCAL YEAR	SCHOOL	TOWN	TOTAL	INCREASE	%	FIXED COSTS*	OPERATING BUDGET
FY 2000	$19,131,126	$15,049,324	$34,180,450	$1,574,292	4.82%	-0.10%	4.92%
FY 1999	$18,437,289	$14,168,869	$32,606,158	$1,382,968	4.70%	-0.90%	5.60%
FY 1998	$17,390,014	$13,833,176	$31,223,190	$2,402,789	8.34%	1.13%	7.21%
FY 1997	$15,691,033	$13,129,368	$28,820,401	$1,530,250	5.61%	1.20%	4.41%
FY 1996	$14,712,621	$12,577,530	$27,290,151	$828,366	3.10%	-0.50%	3.60%
FY 1995	$14,263,883	$12,224,902	$26,461,785	$1,744,499	7.06%	1.39%	5.67%
FY 1994	$12,796,933	$11,577,853	$24,374,786	$761,148	3.22%	0.12%	3.10%
FY 1993	$12,350,106	$11,263,532	$23,613,638	$675,497	2.94%	2.89%	0.05%

*INCLUDES:FUNDED DEBT, INTEREST, HEALTH INS., BUILDING INS. (PROP/LIAB)

TABLE NO. 3

TOWN REVENUES	FY 1995	FY 1996	FY 1997	FY1998	FY 1999	FY 2000
AUTO EXCISE	$1,000,000	$1,000,000	$1,000,000	$1,222,000	$1,200,000	$1,300,000
FEES, FINES, INTEREST	$1,308,000	$1,308,000	$1,358,000	$1,350,000	$1,350,000	$1,700,000
NET REC FROM STATE	$1,954,393	$2,147,312	$2,348,875	$2,613,703	$2,885,244	$3,162,592
TOTAL	$4,262,393	$4,455,312	$4,706,875	$5,185,703	$5,435,244	$6,162,592
RAISED FROM TAXES	$23,132,418	$23,967,063	$25,016,778	$26,714,095	$27,848,496	$28,624,389

TABLE NO. 4

PERCENT OF BUDGET BY DEPARTMENT

DEPARTMENT	%1995	% 1996	% 1997	%1998	%1999	%2000
GENERAL GOVERNMENT	5.3%	5.5%	5.5%	5.4%	5.3%	5.4%
PROTECTION	10.6%	10.9%	10.9%	10.7%	10.8%	11.0%
HEALTH	1.2%	1.2%	1.2%	1.3%	1.3%	1.3%
HIGHWAY	3.4%	3.4%	3.3%	3.1%	3.0%	3.0%
LANDFILL	1.4%	1.4%	1.3%	1.1%	1.1%	1.3%
VETERANS' BENEFITS	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
SCHOOLS	52.9%	53.4%	53.8%	55.4%	55.8%	55.7%
REG VOC SCHOOL	0.8%	0.5%	0.7%	0.3%	0.6%	0.2%
DIRECTOR YOUTH SERVICES	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
LIBRARIES	1.6%	1.7%	1.7%	1.7%	1.7%	1.8%
PARK AND RECREATION	1.3%	1.3%	1.3%	1.2%	1.3%	2.2%
FEE SUPPORTED PROGRAMS	1.1%	1.1%	1.2%	1.1%	1.1%	1.0%
UNCLASSIFIED	8.2%	8.1%	7.3%	7.0%	7.7%	7.2%
DEBT AND INTEREST	11.8%	11.1%	11.4%	11.5%	10.1%	9.5%

TABLE NO. 5

DEPARTMENTAL INCREASES	BUDGET FY 1999	BUDGET FY 2000	BUDGET INCREASE	% INCREASE
GENERAL GOVERNMENT	$1,738,292	$1,858,047	$119,755	6.9%
PROTECTION	$3,510,695	$3,746,761	$236,066	6.7%
HEALTH	$413,621	$440,753	$27,132	6.6%
HIGHWAY	$980,422	$1,015,892	$35,470	3.6%
LANDFILL	$343,270	$433,724	$90,454	26.4%
VETERAN'S BENEFITS	$7,050	$7,050	$0	0.0%
SCHOOLS	$18,242,998	$19,054,740	$811,742	4.4%
REGIONAL VOCATIONAL SCHOO	$194,291	$76,386	($117,905)	-60.7%
DIR. YOUTH SERVICES	$108,016	$116,837	$8,821	8.2%
LIBRARIES	$584,013	$622,314	$38,301	6.6%
PARK AND RECREATION	$446,819	$749,761	$302,942	67.8%
FEE SUPPORTED PROGRAMS	$340,000	$340,000	$0	0.0%
UNCLASSIFIED	$2,435,000	$2,465,000	$30,000	1.2%
DEBT AND INTEREST	$3,261,671	$3,253,185	($8,486)	-0.3%
TOTAL	$32,606,158	$34,180,450	$1,574,292	4.8%

ARTICLE *6*: WAYLAND/SUDBURY SEPTAGE TREATMENT FACILITY BUDGET

Proposed by: *Septage Committee* *Estimated Cost: $790,331.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Septage Committee for the operation of the Wayland/Sudbury Treatment Facility, and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise (see budget on page 34.)

FINANCE COMMITTEE COMMENTS: This article provides funds for the annual appropriation of the Wayland/Sudbury Septage Treatment Facility. The Finance Committee recommended a reduction of $100,000 in this budget to bring anticipated expenditures more in line with anticipated revenues. Without this reduction, the facility would run a $139,000 deficit that would result in a corresponding reduction in the facility's retained earnings account. The Committee does not support such a significant reduction in the facility's surplus position.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44 Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

	SEPTAGE BUDGET FY 2000	EXPENDED FY98	APPROPRIATED FY99	RECOMMENDED FY2000
1	SALARIES	$150,923	$150,000	$165,421
	EXPENSE			
2	OPERATING EXPENSE	$45,540	$60,000	$60,000
3	OTHER EXPENSE	$10,445	$11,000	$10,000
4	EXPENSE UTILITY-MISC.	$5,967	$5,000	$5,000
5	CONTRACTED/PROFESS SERVICES	$0	$5,000	$5,000
6	CONTRACT SERVICES/DIRECTOR	$0	$45,000	$50,000
7	LEGAL SERVICES	$0	$5,000	$5,000
8	OUT OF STATE TRAVEL	$0	$1,000	$500
	EQUIPMENT			
9	CAPITAL REPLACEMENT	$13,781	$14,000	$35,750
1	PURCHASE/RENTAL	$2,275	$4,000	$4,000
1	MAINTENANCE/REPAIRS	$15,937	$24,000	$25,000
1	MATERIAL/SUPPLIES	$4,234	$4,500	$4,500
	BUILDING/MAINT EXPENSE			
1	MAINT/REPAIRS/RENOVATIONS	$1,920	$6,500	$5,000
1	BUILDING UTILITIES	$1,016	$2,000	$2,000
1	OTHER EXPENSE	$8,774	$4,000	$4,000
	SPECIAL BUDGET ITEMS			
1	ENGINEERING SERVICES	$4,655	$36,000	$10,000
1	DEBT SERVICE	$125,315	$121,000	$116,560
1	SLUDGE DISPOSAL	$86,174	$120,000	$101,000
1	GROUND WATER MONITORING	$2,074	$25,000	$25,000
2	AUDIT	$0	$3,000	$0
	INDIRECT EXPENSES			
2	ADMINISTRATION	$40,000	$40,000	$40,000
2	INSURANCE FRINGE BENEFITS	$20,400	$20,400	$20,400
2	OTHER INSURANCE	$4,400	$4,400	$4,400
2	RETIREMENT BENEFITS	$35,800	$35,800	$35,800
2	GREASE DISPOSAL	$0	$52,000	$54,000
2	SEPTAGE COMMITTEE	$0	$0	$1,000
2	RESERVE FOR EMERGENCY REP	$0	$60,000	$0
2	SEPTAGE COMMITTEE SEC.	$0	$1,000	$1,000
	TOTAL BUDGET REQUEST	$579,630	$859,600	$790,331
	REVENUE SOURCES			
	ANTICIPATED REVENUE	$673,200	$640,000	$675,000
	RETAINED EARNINGS	$121,940	$219,600	$115,331
	TOTAL REVENUES	$795,140	$859,600	$790,331

ARTICLE 7: WATER DEPARTMENT BUDGET

Proposed by: *Board of Water Commissioners* *Estimated Cost: $1,130,441.00*

To determine whether the Town will appropriate a sum of money to be expended by the Board of Water Commissioners for the operation and expenses of the Water Department; to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: This Article provides funds according to the proposed budget for the operation of the Water Department for Fiscal Year 2000.

ARGUMENTS IN FAVOR: Wayland enjoys high quality water and should fund the Water Department to allow the continued delivery of this high quality water.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Sections 7 and 8.

BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
WATER DEPARTMENT			
SALARIES:			
COMMISSIONERS	$225	$225	$225
SUPERINTENDENT	$50,564	$52,375	$56,060
LABOR	$267,424	$274,462	$293,860
CLERICAL	$34,786	$41,658	$43,138
TOTAL SALARIES	$352,999	$368,720	$393,282
OPERATING EXPENSE	$327,510	$432,500	$437,000
EQUIPMENT	$5,440	$0	$0
POLICE DETAILS	$11,436	$0	$0
BORROWING COSTS	$247,934	$239,539	$300,159
TOTAL WATER DEPARTMENT	$945,319	$1,040,759	$1,130,441

ARTICLE 8: PAY PREVIOUS FISCAL YEAR '96 AND FISCAL YEAR '98 UNPAID BILLS

Proposed by: *Finance Committee* *Estimated Cost: $26,732.22*

To determine whether the Town will vote to pay the following bills of Fiscal Years 1996 and 1998:

Vendor	Invoice Date	Amount	Board
Granite State Minerals	February 2, 1998	$12,135.47	Road Commissioners
Suburban Wastewater	May 21, 1998	725.00	Road Commissioners
Cygnus Group Inc.	March 2, 1998	4,000.00	Road Commissioners
Camp Dresser & McKee, Inc.	June 25, 1996	1,329.63	Road Commissioners (Landfill)
Boston Edison	June 30, 1998	8,542.12	Board of Health (Landfill);

to determine whether the Town will vote to appropriate the sum of money for the payment of the foregoing bills of prior fiscal years; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: Occasionally, bills are not paid at the end of a fiscal year for a numer of reasons, including late submission from a vendor or late submission for a Reserve Fund Transfer request to the Finance Committee by a Board or Department. These bills represent funds that have already been appropriated, but have not yet been paid.

ARGUMENTS IN FAVOR: These bills represent services that have been rendered to the Town. Despite the lateness, the vendors deserve to be paid.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Four-fifths – see Massachusetts General Laws Chapter 44, Section 64.

ARTICLE 9: AMEND PERSONNEL BY-LAWS

Proposed by: *Personnel Board*

To determine whether the Town will vote to amend the Code of the Town of Wayland, Chapter 43, PERSONNEL and the Personnel Wage and Salary Classification Plan previously adopted by the Town by making the following additions, deletions or modifications thereto, and by establishing effective dates for such amendments.

Chapter 43 – PERSONNEL

(Note: New language is underlined, deleted language is *[italic and bracketed].* Only sections that have been amended are included.

§ 43-1. Definitions

PROBATIONARY EMPLOYEE – Any newly hired employee whose tenure of service in the Town has not exceeded six months. Such employees have limited rights during this stage of their employment and may be discharged at any point *[in which the level of performance is determined to be unacceptable by the appointing authority].*

§ 43-9. Annual Leave

B. Schedule for earning leave days.

(4) While out of work on leave for more than 30 days due to, but not limited to, on the job injury for which the employee is collecting workers' compensation, long-term disability, sick leave, Family Medical Leave, or leave of absence, employees shall not be eligible to earn annual leave.

§ 43-11. Sick Leave

C. Up to the limit of the dollar amount accrued, an employee may request that his/her sick leave and accrued annual leave be used to supplement *[leave, and workmen's]* workers' compensation payments in each pay period, as long as said payments do not exceed his/her regular after-tax income. No sick leave shall accrue while the employee is out of work on leave for more than 30 days including, but not limited to, workers' compensation, long-term disability, sick leave, Family Medical Leave, or leave of absence.

FINANCE COMMITTEE COMMENTS: This annual Article makes changes to the Personnel By-Laws of the Code of the Town of Wayland and the Wage and Salary Classification Plan. The proposed by-law changes are not substantive but merely add clarifying language. The changes to the Wage and Salary Classification Plan incorporate the upcoming year's wage and salary schedule for non-union and union-negotiated settlements.

ARGUMENTS IN FAVOR: The proposed by-law amendments clarify existing language. The Wage and Salary Classification Plan allows for systematic increases based on employee evaluations and longevity and provides for reasonable growth with regard to the current economic conditions. The changes to the union salary schedules represent negotiated settlements and the changes to the non-union salary schedules reflect increases comparable to the union negotiated increases.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 41, Section 108A.

ADMINISTRATIVE AND PROFESSIONAL
NON-UNION

G-Schedule Effective July 1, 1999 - 3% adjustment

	1	2	3	4	5	6	7	8
G-1	49,656	50,720	51,783	52,847	53,910	54,974	56,038	57,101
G-2	51,641	52,749	53,855	54,961	56,067	57,174	58,281	59,387
G-3								
G-4	62,467	63,805	65,144	66,482	67,820	69,159	70,497	71,836
G-5	64,964	66,355	67,747	69,139	70,531	71,923	73,314	74,706
G-6	69,962	71,461	72,961	74,460	75,960	77,460	78,959	80,459

	9	10	11	12	13	14	15
G-1	58,164	59,229	60,292	61,355	62,419	63,483	64,553
G-2	60,494	61,600	62,706	63,813	64,920	66,026	67,133
G-3							
G-4	73,174	74,513	75,851	77,190	78,528	79,867	81,206
G-5	76,098	77,490	78,889	80,273	81,665	83,057	84,452
G-6	81,958	83,459	84,958	86,458	87,957	89,456	90,949

NON-ADMINISTRATIVE AND PROFESSIONAL
NON-UNION

Effective July 1, 1999 - 3% adjustment

	1	2	3	4	5	6	7	8
SG-3	29,422	30,053	30,684	31,313	31,945	32,576	33,206	33,836
SG-4	31,776	32,457	33,138	33,819	34,500	35,180	35,861	36,542

	9	10	11	12	13	14	15
SG-3	34,466	35,096	35,727	36,358	36,988	37,620	38,249
SG-4	37,223	37,904	38,584	39,265	39,946	40,627	41,309

NON-UNION

ADMINISTRATIVE AND PROFESSIONAL

Finance Director	G-5
Police Chief	G-4
Fire Chief	G-4
Water Superintendent	G-2
Park & Recreation Director	G-2
Library Director	G-2
Personnel Director	G-1

NON-ADMINISTRATIVE AND PROFESSIONAL

Administrative Secretary, Selectmen	SG-4
Fee Support Administrator, P & R	SG-4*
Outreach Coordinator, COA	SG-3*

* part-time

OFFICE STAFF
NON-UNION

Effective July 1, 1999 - 3% adjustment

GRADE	MINIMUM	STEP 1	STEP 2	STEP 3
S-9	23,693	24,693	25,681	26,668
S-10	24,693	25,675	26,751	27,779
S-12	26,793	27,910	29,027	30,143
S-13	27,849	29,009	30,168	31,330
S-14	28,960	30,166	31,372	32,580
S-15	30,086	31,339	32,594	33,847
S-16	31,309	32,614	33,919	35,222
S-17	32,549	33,904	35,260	36,618
S-18	33,888	35,299	36,711	38,124

OFFICE STAFF
NON-UNION

Effective July 1, 1999 - 3% adjustment

	Starting Hourly Rate	Step 1	Step 2	Step 3
Hrly. Sen. Sec. Aide	10.80			
Hrly. Sec. Aide	9.53			
Student Sec. Aide	6.14	6.90	7.67	8.45

POLICE - NON-UNION

Effective August 18, 1998

GRADE	TITLE	STARTING SALARY	STEP 1	STEP 2	STEP 3
P-4	Lieutenant	49,730.00	52,216.00	54,827.00	57,568.00

Effective July 1, 1999 - 3% adjustment

GRADE	TITLE	STARTING SALARY	STEP 1	STEP 2	STEP 3
P-4	Lieutenant	51,221.90	53,782.48	56,471.81	59,295.04

PUBLIC SAFETY POSITIONS - NON-UNION

Effective July 1, 1999 - 3% adjustment

TITLE	Rate	Per
Traffic Supervisors	$ 5,601.14	Year
Traffic Supervisor Substitute	$ 32.12	Day
Special Police Matrons	$ 14.28	Hour
Call Firefighters	$ 14.28	Hour
Part-time Custodian	$ 11.38	Hour
JCC Dispatcher	$ 10.15	Hour
Police Intern	$ 7.37	Hour

LIBRARY - NON-UNION - PART-TIME WEEKEND PROFESSIONALS

Effective July 1, 1999 - 3% adjustment

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
$ 17.01	$ 17.31	$ 17.62	$ 17.93	$ 18.25	$ 18.55	$ 18.87	$ 19.17	$ 19.49

STEP 10	STEP 11	STEP 12
$ 19.80	$ 20.11	$ 20.41

LIBRARY - NON-UNION - HOURLY CLERKS

Effective July 1, 1999 - 3% adjustment

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9
$ 10.80	$ 11.04	$ 11.29	$ 11.52	$ 11.74	$ 11.98	$ 12.21	$ 12.45	$ 12.69

STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	STEP 15
$ 12.92	$ 13.15	$ 13.38	$ 13.63	$ 13.85	$ 14.09

SEPTAGE - NON-UNION

Effective July 1, 1998 - 2% adjustment

GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3
Hourly Part-time	Waste Water Facility Monitor	$10.36	$10.90	$11.45	$12.01

Effective July 1, 1999 - 3% adjustment

GRADE	TITLE	Starting Salary	Step 1	Step 2	Step 3
Hourly Part-time	Waste Water Facility Monitor	$10.67	$11.23	$11.80	$12.37

FIRE - UNION

Effective July 1, 1998 - 2% adjustment

		Start	After 1 year	After 2 years	After 3 years
Deputy/EMT	F-6E				51,729
Deputy/Non-EMT	F-6				50,229
Captain/EMT	F-5E	42,333	43,745	45,220	46,750
Captain/Non-EMT	F-5	40,833	42,245	43,720	45,250
Elec./Mech. EMT	F-4E	40,886	42,171	43,571	45,024
Elec./Mech. Non-EMT	F-4	39,386	40,671	42,071	43,524
Lieutenant EMT	F-3E	38,789	39,966	41,420	42,813
Lieutenant/Non-EMT	F-3	37,289	38,466	39,920	41,313
Prevention Inspector/EMT	F-2E	37,622	38,843	40,822	41,428
Prevention Inspector/Non-EMT	F-2	36,122	37,343	39,322	39,928
Firefighter/EMT	F-1E	35,243	36,411	37,620	38,873
Firefighter/Non-EMT	F-1	33,743	34,911	36,120	37,373

Effective July 1, 1999 - 3% adjustment

		Start	After 1 year	After 2 years	After 3 years
Deputy/EMT	F-6E				53,281
Deputy/Non-EMT	F-6				51,736
Captain/EMT	F-5E	43,603	45,057	46,577	48,153
Captain/Non-EMT	F-5	42,058	43,512	45,032	46,608
Elec./Mech. EMT	F-4E	42,113	43,436	44,878	46,375
Elec./Mech.Non-EMT	F-4	40,568	41,891	43,333	44,830
Lieutenant EMT	F-3E	39,953	41,165	42,662	44,097
Lieutenant/Non-EMT	F-3	38,408	39,620	41,117	42,552
Prevention Inspector/EMT	F-2E	38,750	40,009	42,046	42,670
Prevention Inspector/Non-EMT	F-2	37,205	38,464	40,501	41,125
Firefighter/EMT	F-1E	36,301	37,503	38,749	40,039
Firefighter/Non-EMT	F-1	34,756	35,958	37,204	38,494

Effective July 1, 2000 - 5% adjustment

		Start	After 1 year	After 2 years	After 3 years
Deputy/EMT	F-6E				55,945
Deputy/Non-EMT	F-6				54,322
Captain/EMT	F-5E	45,783	47,310	48,906	50,561
Captain/Non-EMT	F-5	44,161	45,688	47,283	48,938
Elec./Mech. EMT	F-4E	44,218	45,608	47,122	48,694
Elec./Mech.Non-EMT	F-4	42,596	43,985	45,499	47,071
Lieutenant EMT	F-3E	41,951	43,223	44,795	46,302
Lieutenant/Non-EMT	F-3	40,328	41,601	43,173	44,680
Prevention Inspector/EMT	F-2E	40,688	42,009	44,149	44,804
Prevention Inspector/Non-EMT	F-2	39,065	40,387	42,527	43,182
Firefighter/EMT	F-1E	38,116	39,379	40,687	42,041
Firefighter/Non-EMT	F-1	36,493	37,756	39,064	40,418

POLICE - UNION

PATROL OFFICER

P-1	Minimum	After 1yr.	After 2yr.	After 3yr.
7/1/98 - 2%	33,673.29	35,356.95	37,124.79	38,981.05
7/1/99 - 3%	34,683.49	36,417.66	38,238.53	40,150.48
7/1/00 - 5%	36,417.66	38,238.54	40,150.46	42,158.00

SERGEANT

P-2	Minimum	After 1yr.	After 2yr.	After 3yr.
7/1/98 - 2%	40,929.65	42,976.13	45,124.94	47,381.18
7/1/99 - 3%	42,157.54	44,265.41	46,478.69	48,802.62
7/1/00 - 5%	44,265.42	46,478.68	48,802.62	51,242.75

HIGHWAY - UNION

Effective July 1, 1998 - 2% adjustment

Grade	Minimum	Step 1	Step 2	Step 3
H-5	$13.69	$14.10	$14.57	$15.00
H-6	$14.10	$14.57	$15.00	$15.56
H-7	$14.57	$15.00	$15.56	$16.01
H-8	$15.00	$15.56	$16.01	$16.59
H-9	$15.56	$16.01	$16.59	$17.14
H-10	$16.01	$16.59	$17.14	$17.70
H-11	$16.59	$17.14	$17.70	$18.31

Effective July 1, 1999 - 3% adjustment

Grade	Minimum	Step 1	Step 2	Step 3
H-5	$14.10	$14.52	$15.01	$15.45
H-6	$14.52	$15.01	$15.45	$16.03
H-7	$15.01	$15.45	$16.03	$16.49
H-8	$15.45	$16.03	$16.49	$17.08
H-9	$16.03	$16.49	$17.08	$17.65
H-10	$16.49	$17.08	$17.65	$18.23
H-11	$17.08	$17.65	$18.23	$18.86

Effective July 1, 2000 - 5% adjustment

Grade	Minimum	Step 1	Step 2	Step 3
H-5	$14.81	$15.25	$15.76	$16.22
H-6	$15.25	$15.76	$16.22	$16.83
H-7	$15.76	$16.22	$16.83	$17.32
H-8	$16.22	$16.83	$17.32	$17.94
H-9	$16.83	$17.32	$17.94	$18.54
H-10	$17.32	$17.94	$18.54	$19.14
H-11	$17.94	$18.54	$19.14	$19.80

PARK AND RECREATION - UNION

Effective July 1, 1998 - 2% adjustment				
P&R1	12.77	13.16	13.58	14.06
P&R2	13.16	13.58	14.06	14.53
P&R3	14.53	14.94	15.49	15.99
P&R4	15.49	15.99	16.63	17.08
P&R6	16.63	17.08	17.67	18.26
Effective July 1, 1999 - 3% adjustment				
P&R1	13.15	13.56	13.99	14.49
P&R2	13.56	13.99	14.49	14.96
P&R3	14.96	15.39	15.96	16.47
P&R4	15.96	16.47	17.13	17.59
P&R6	17.13	17.59	18.20	18.81
Effective July 1, 2000 - 5% adjustment				
P&R1	13.81	14.24	14.69	15.21
P&R2	14.24	14.69	15.21	15.71
P&R3	15.71	16.16	16.76	17.29
P&R4	16.76	17.29	17.99	18.47
P&R6	17.99	18.47	19.11	19.75

WATER - UNION

Effective July1, 1998 - 2% adjustment

	Minimum	Step 1	Step 2	Step3
Watercraftsman I	28,965	30,195	31,246	32,412
Watercraftsman II	33,564	34,667	36,105	37,438
Working Foreman	36,889	38,646	40,286	41,926
Water Foreman	38,657	40,505	42,354	44,206

Effective July 1, 1999 - 3% adjustment

	Minimum	Step 1	Step 2	Step3
Watercraftsman I	29,834	31,101	32,183	33,384
Watercraftsman II	34,571	35,707	37,189	38,561
Working Foreman	37,996	39,805	41,495	43,183
Water Foreman	39,816	41,720	43,625	45,533

Effective July 1, 2000 - 5% adjustment

	Minimum	Step 1	Step 2	Step3
Watercraftsman I	31,326	32,656	33,792	35,053
Watercraftsman II	36,300	37,492	39,048	40,489
Working Foreman	39,896	41,795	43,570	45,343
Water Foreman	41,807	43,806	45,806	47,809

ARTICLE *10*: COMPENSATION FOR ELECTED OFFICIALS

Proposed by: *Board of Selectmen* *Estimated Cost: $51,968.00*

To determine whether the Town will vote to fix the salary and compensation of all elected officers of the Town to be effective July 1, 1999, which salary and compensation are printed below.

SALARY SCHEDULE – ELECTED TOWN OFFICERS

		FY 1999	FY 2000
Town Clerk		$46,300.	$48,643.*
Selectmen	(5)	100.	100.
Assessors	(Chairman)	1,600.	1,600.
	(2)	1,500.	1,500.
Board of Health	(5)	50.	50.
Water Commissioners	(3)	75.	75.

*Note: Based on budget guidelines, salary has been adjusted by 5.06%

FINANCE COMMITTEE COMMENTS: The elected officers listed above are entitled to an annual salary.

ARGUMENTS IN FAVOR: The above salaries reflect a fair and in most cases minimal compensation for the duties performed.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 41, Section 108.

ARTICLE *11*: WASTEWATER MANAGEMENT DISTRICT COMMISSION BUDGET

Proposed by: *Wastewater Management District Commission* *Estimated Cost: $107,030.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Wastewater Management District Commission for its annual operating expenses; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

	Expended FY1998	Appropriated FY1999	Requested FY2000
Salaries	0	0	0
Operating Expenses	0	0	$ 1,600
Maintenance/Repair	0	0	0
Contract/Professional Services	0	$20,000	$83,000
Debt Service	$24,430	$23,430	$22,430
Total Budget Request	$24,430	$43,430	$107,030
Anticipated Revenues	0	$20,000	$84,600
Retained Earnings	0	0	0
Appropriation	$24,430	$23,430	$22,430
Total Revenue	$24,430	$43,430	$107,030

FINANCE COMMITTEE COMMENTS: This article provides funds according to the proposed budget for the operation of the Wastewater Management District Commission (WMDC) for Fiscal Year 2000.

ARGUMENTS IN FAVOR: Prior to or during Fiscal Year 2000, it is anticipated that the Town will assume ownership and the WMDC will operate the wastewater treatment plant located at the former CNA/Raytheon property. The WMDC will incur various operating expenses once the treatment plant is purchased by the Town. Operating expenses will be reimbursed through fees charged to users. If the Town does not own the plant by the end of Fiscal Year 2000, monies appropriated will not be spent.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Sections 7 and 8.

ARTICLE *12*: REVOLVING FUND FOR COUNCIL ON AGING

Proposed by: *Board of Selectmen/Council on Aging*

To determine whether the Town will vote to authorize the continuance of a revolving fund pursuant to Chapter 44, Section 53E1/2 of the Massachusetts General Laws (see Appendix "A") for the Council on Aging; and to determine: (1) the programs and purposes for which such revolving fund may be expended; (2) the departmental receipts which may be credited to such revolving fund; (3) the board or officer(s) authorized to expend monies from such fund; and (4) the total amount that may be expended from such fund in Fiscal Year 2000.

FINANCE COMMITTEE COMMENTS: In 1994, the Town established a revolving fund for the Council on Aging. This article authorizes continued use through FY2000 of the fund that is funded by user fees and permits the Council to provide services at no budgetary costs to the Town.

ARGUMENTS IN FAVOR: This article will permit an additional year of financial management of fees, obtained by the Council on Aging, which provide services to a valued segment of the Town's population.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 44, Section 53E1/2.

ARTICLE *13*: BEAUTIFICATION OF PUBLIC PROPERTIES

Proposed by: *Board of Selectmen* *Estimated Cost: $10,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Selectmen to establish and implement a comprehensive beautification strategy for Town-owned properties; and to determine whether such appropriation shall be provided by taxation, by transferring from unappropriated funds, by transfer of funds already appropriated for other purposes, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: The Town Beautification Committee has developed a plan for improving the appearance of the Town Center. With some support from the business community and the Garden Club, a few projects have already been implemented. The proposed funds would extend the plan and provide for regular weeding and watering.

ARGUMENTS IN FAVOR: The Town Center needs to be spruced up and these funds would begin that process.

ARGUMENTS OPPOSED: It is the responsibility of the Park and Recreation Department to care for and improve public areas. Regardless of what committee develops the plan, this program should be funded from Park and Recreation's budget.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *14*: ACCEPT LAW INCREASING REAL ESTATE TAX EXEMPTION AMOUNTS

Proposed by: *Board of Assessors and Board of Selectmen* *Estimated Cost: $45,000.00*

To determine whether the Town will vote to accept the provisions of Section 4 of Chapter 73 of the Acts of 1986, as amended by Chapter 126 of the Acts of 1988 (see Appendix G), and allow an additional exemption of up to one hundred percent for Fiscal Year 2000.

FINANCE COMMITTEE COMMENTS: With Town budget growth outpacing income increases for many elderly or other fixed-income residents, it becomes ever more difficult for these residents to remain in their homes. Tax abatement is one way to at least partially offset the widening gap; others include the Tax Workoff and Tax Deferment programs. With passage of this article at each Annual Town Meeting, residents may avail themselves of abatements in three categories: $175 to $875 for veterans, $175 for residents at one level of qualification, and $500 for residents at a higher level of qualification. The present cost of this program is $45,000, half of which is paid for by the Commonwealth. Qualifying residents will be able to apply the incremental amount towards future tax increases.

ARGUMENTS IN FAVOR: The expanded abatement program will help long-time elderly and/or fixed-income residents to remain in their homes. Not only will this program reward residents for what they have contributed to the Town over time, it will also serve to lessen growth – in number and cost – of the school population by helping to keep "empty bedrooms empty." By preserving an oral Town history and a valuable resource for Town government, serving this important segment of our population strengthens the "intergenerational fabric" that binds the Town together.

ARGUMENTS OPPOSED: This article will slightly increase the tax burden for those not receiving the abatement.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Section 4 of Chapter 73 of the Acts of 1986 (see Appendix G).

ARTICLE *15*: LOW INCOME ELDERLY AND DISABLED FUND

Proposed by: *Board of Assessors and Board of Selectmen*

To determine whether the Town will vote to accept the provisions of Massachusetts General Laws Chapter 60, Section 3D (see Appendix F).

FINANCE COMMITTEE COMMENTS: This article would allow for "check off" boxes to be included on real estate and excise tax bills, allowing taxpayers to contribute additional moneys towards a fund to be used to provide tax relief to low income elderly and disabled residents. The article would also establish a committee to oversee the distribution of all collected funds.

ARGUMENTS IN FAVOR: In addition to programs such as tax workoff, deferment, and abatement, this article would create another option to help provide tax relief to those in need.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 60, Section 3D.

ARTICLE *16*: ACQUIRE ROWAN PROPERTY, 15 DRAPER ROAD

Proposed by: *Conservation Commission* *Estimated Cost: $900,000.00*

To determine whether the Town will vote to (a) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise, for conservation and recreation purposes, the fee or any lesser interest in all or any part of the parcel of land on Draper Road, Wayland, Massachusetts, described in a deed recorded with the Middlesex South Registry of Deeds in Book 23509, Page 209, containing 19 acres, more or less; (b) appropriate a sum of money to compensate the owners of and/or acquire said parcel of land; and (c) provide for said appropriation by taxation, transfer from unappropriated available funds, transfer from available funds appropriated for other purposes, by borrowing or otherwise, contingent upon the passage of a proposition two and one-half debt exemption ballot question at the Town election to be held on April 27, 1999.

FINANCE COMMITTEE COMMENTS: This property is on the Conservation Commission's Open Space Plan. Hayward Brook flows roughly from north to south through wetlands and wet meadows before entering the Smith Property (see Article 17). The remaining upland contains forested slopes and a meadow. The parcel is mainly landlocked with 67 feet of frontage at the end of Coolidge Road and 37 feet of frontage on Draper Road. Although the property does not meet frontage requirements, it is the opinion of the Town that the owners could plead hardship thereby challenging the frontage requirement. Within this scenario, the land could be legally subdivided and developed.

ARGUMENTS IN FAVOR: The acquisition of this property will permanently preserve approximately 20 acres of varied terrain and important wildlife habitat. Hayward Brook runs through the property and a tributary to the Brook runs along the north and eastern property boundaries. Forested wetlands, wet meadows, upland fields and forests make this property rich in species diversity. The property is widely used by neighbors for walking and cross country skiing and the Weston Forest and Trails owns property north of this site. The site is not far from the future rail trail and is seen as having important linkages to Weston and the rail trail. This property is on the Conservation Commission's Open Space Plan as an area targeted for protection. Acquisition of this parcel will help Wayland further its growth management goals.

ARGUMENTS OPPOSED: The cost of acquiring this open space is significant, and will place an additional tax burden on the Town's residents.

RECOMMENDATION: The Finance Committee's recommendation was split by a 3 to 3 vote.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.

WESTON
CONSERVATION
LAND
MBTA R.O.W.
ROWAN
ROWAN
CLAYPIT HILL SCHOOL
ROUTE 20
HAYWARD BROOK
LAND PERTAINING TO THIS WARRANT
OTHER LAND ON THE OPEN-SPACE PLAN
SECURED OPEN SPACE (CONSERVATION LAND, PARK LAND, RESTRICTED PRIVATE LAND)
MBTA R.O.W. ---->
WAYLAND CENTER
N
0
1000 FEET
2000
FEBRUARY 23, 1999
MAP PERTAINING TO ARTICLES 16, 17, and 44.

ARTICLE *17*: ACQUIRE SMITH PROPERTY, 130 PLAIN ROAD

Proposed by: *Board of Selectmen* *Estimated Cost: $300,000.00*

To determine whether the Town will vote to (a) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, eminent domain, gift or otherwise, for conservation or other municipal purposes, the fee or any lesser interest in all or any part of the land with the improvements thereon, known and numbered as 130 Plain Road, Wayland, Massachusetts, containing 4.6 acres, more or less, and described in a deed from Wallace S. Draper to Harold C. Clark, *et ux*, dated October 2, 1919, and recorded with the Middlesex South Registry of Deeds in Book 6157, Page 205; (b) appropriate a sum of money to compensate the owner(s) of said land and improvements and/or for the acquisition thereof; and (c) provide for said appropriation by taxation, transfer from unappropriated available funds, transfer from available funds appropriated for other purposes, by borrowing, or otherwise, contingent upon the passage of a proposition two and one-half debt exemption ballot question at the Town election to be held on April 27, 1999.

FINANCE COMMITTEE COMMENTS: The Smith property consists of approximately 4.6 acres with a small house at the front of the property. The lot is non-conforming, so that any development potential is limited to renovating the existing house or to razing the existing house, crossing wetlands and building on the upland piece of land in the back of the property. Much of the site has been on the Conservation Commission's Open Space Plan as an area targeted for protection. Hayward Brook forms the western property boundary, with steep slopes leading to the upland area on the eastern side.

This property came on the market in the Fall of 1998, and was facing development pressure from several builders. The Conservation Commission met with the owner's representative regarding protection of the property. The owner's representative was willing to sell to the Town but could not afford to wait until April/May of 1999 for Town Meeting approval. The Conservation Commission arranged for Sudbury Valley Trustees ("SVT") to purchase the property and hold it until the time that the Town of Wayland could approve the purchase at the Annual Town Meeting. SVT is currently negotiating the purchase and sale with a representative of the owner. If they are able to successfully negotiate an agreement at the agreed upon price and if the Town of Wayland votes to approve the purchase at Town Meeting, SVT will sell the property to the Town at cost. If the Town does not approve the purchase, SVT will purchase the property for resale. The cost of the property represents the assessed value of the property as well as repayment of deferred taxes.

The Wayland Housing Authority has expressed interest in using the house for affordable housing. The Board of Selectmen may transfer the property to the Housing Authority and place a conservation restriction on the remainder of the property.

ARGUMENTS IN FAVOR: The purchase of this property will permanently protect this portion of Hayward Brook, a vegetated wetland, steep slopes and a wooded knoll. The headwaters of this stream are permanently protected in Weston and a conservation restriction covers a portion of the stream and steep slopes north of the site.

It is the objective of the Wayland Housing Authority to increase the supply of affordable housing in the Town of Wayland. The renovation of the existing house on this property or the razing and rebuilding of a new house for affordable housing would help achieve adequate housing and meet the goals of the Town.

Passage of this article will help the Town achieve two goals: to preserve open space and to increase the number of affordable housing units.

ARGUMENTS OPPOSED: The cost of acquiring this open space will place an additional tax burden on the Town's residents.

RECOMMENDATION: The Finance Committee's recommendation was split by a 3 to 3 vote.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.

ARTICLE *18*: ACCEPT AND IMPROVE INDIAN ROAD AND MASSASOIT PATH

Proposed by: *Board of Road Commissioners* *Estimated Cost: $175,000.00*

To determine whether the Town will vote to accept as Town ways Indian Road and Massasoit Path as laid out by the Board of Road Commissioners; to authorize the Board of Road Commissioners or the Board of Selectmen, as the case may be, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise for highway purposes, the fee or any lesser interests, including easements for drainage, slope or otherwise, in, on, over, under, and through said streets; to appropriate a sum of money to compensate the landowners owning and/or abutting said streets, and for the planning, design, layout and construction of certain betterments to said streets; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by funds received as grants from the Commonwealth or the Federal Government, by borrowing, or otherwise.

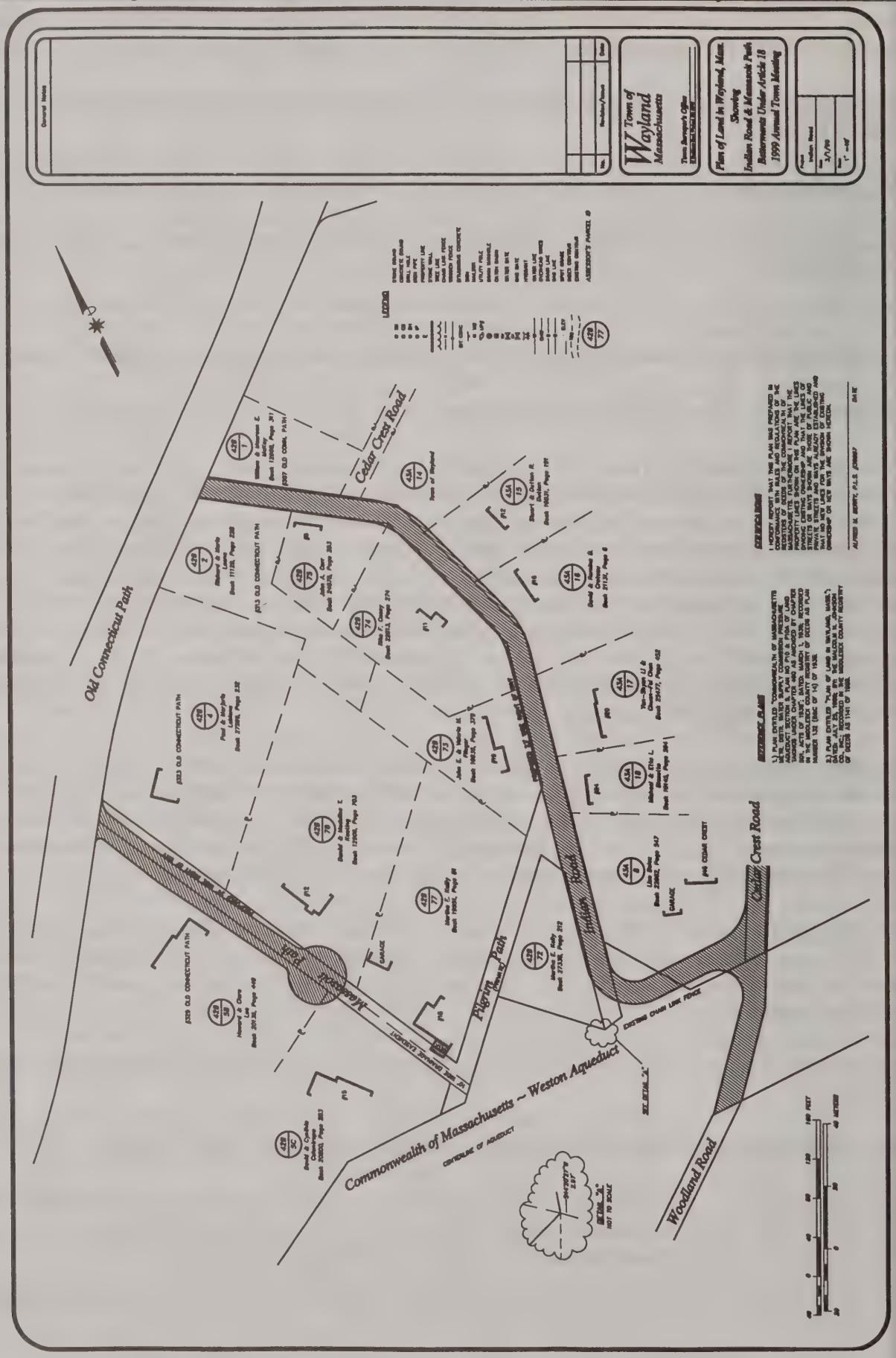
FINANCE COMMITTEE COMMENTS: Approval of this article will result in the transfer of these roads from private ownership to Town ownership and will provide the funds for designing and improving the roads. The roads are identified on the accompanying map and the improvements will be made under the Betterment Act. This program is a partnership between the abutters of the road improvement and the Town in which the Town and the abutters share the cost of the improvement.

ARGUMENTS IN FAVOR: The Town currently maintains all roads including the unimproved ones. Maintenance of these unimproved roads includes periodic grading and is significantly more expensive than the maintenance of paved roads. Moreover, a paved road is safer and provides swifter access by emergency vehicles.

ARGUMENTS OPPOSED: This project will add slightly to the tax bills of all taxpayers, not only to those of the abutters.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority for street acceptances – see Massachusetts General Laws Chapter 82, Section 23; two-thirds for appropriation and exercise of eminent domain and purchase powers – see Chapter 40, Section 14; two-thirds for Borrowing – see Chapter 44, Section 7.


Town of Wayland Massachusetts
Plan of Land in Wayland, Mass. Showing Indian Road & Manassah Path Betterments Under Article 18 1999 Annual Town Meeting
Old Connecticut Path
Cedar Crest Road
Indian Road
Pilgrim Path
Woodland Road
Commonwealth of Massachusetts – Weston Aqueduct
CENTERLINE OF AQUEDUCT
EXISTING CHAIN LINK FENCE
GARAGE
439/1
439/2
439/73
439/74
439/75
439/76
439/77
439/78
439/50
434/14
434/15
434/16
434/17
434/18
434/9
LEGEND
NOT TO SCALE

ARTICLE *19*: ROLLBACK TAXES FROM CHAPTER 61

Proposed by: *Conservation Commission*

To determine whether the Town will vote to authorize the Conservation Commission to petition the General Court of the Commonwealth of Massachusetts to enact special legislation providing that funds collected as rollback or conveyance taxes on land in the Town of Wayland pursuant to General Laws Chapters 61, 61A and 61B be placed in the Town's Conservation Fund to be expended subject to the approval of the Board of Selectmen and Finance Committee for the purpose of acquiring and managing properties acquired by the Town for conservation purposes.

FINANCE COMMITTEE COMMENTS: The several Chapter 61 provisions allow for parcels of land to enjoy reduced property taxes in exchange for long-term deed restrictions on those parcels. The provisions also allow for those restrictions to be removed and the properties returned to normal use allowed by the current zoning by-laws. Removal of these restrictions sometimes results in so-called "rollback" penalties or taxes that must be paid to the Town. Presently such recovered moneys go into the general fund, but this article would require that such moneys go directly into the Town's Conservation Fund.

ARGUMENTS IN FAVOR: During the period of restricted use the loss in collected property taxes is a form of payment by the Town for maintaining *de facto* open space. Therefore, the recovered rollback taxes should go toward acquiring replacement open space. The Conservation Fund serves that purpose.

ARGUMENTS OPPOSED: Usually, the Town pays for open space through specifically voted articles at Town Meeting. The taxpayers-at-large have been "paying" for these reduced property taxes; therefore, the recovered rollback taxes should be placed in the general fund pending a specific vote by the taxpayers for property acquisition.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts Constitution Amendment Article 2, Section 8 (1).

ARTICLE *20*: RELEASE A MAINSTONE CONSERVATION RESTRICTION

Proposed by: *Conservation Commission*

To determine whether the Town will vote to (a) instruct the Conservation Commission, with the approval of Town Counsel as to form, to transfer the care, custody and control of all or any portion of the conservation restriction on the Mainstone Planned Development site as described in a deed recorded with the Middlesex South Registry of Deeds in Book 15681, Page 60 to the Board of Selectmen for the purpose of releasing said conservation restriction in consideration of the grant of a substantially similar conservation restriction; (b) authorize the Board of Selectmen, with the approval of Town Counsel as to form, and with the approval of all appropriate state agencies in accordance with Massachusetts General Laws Chapter 184, Section 32 (see Appendix "B"), to release all or any part of the above-described conservation restriction in consideration of the grant of a substantially similar conservation restriction; and (c) authorize the Conservation Commission to petition the General Court of the Commonwealth of Massachusetts to enact a special act to authorize the change in use of all of any part of the land covered by the above-described conservation restriction.

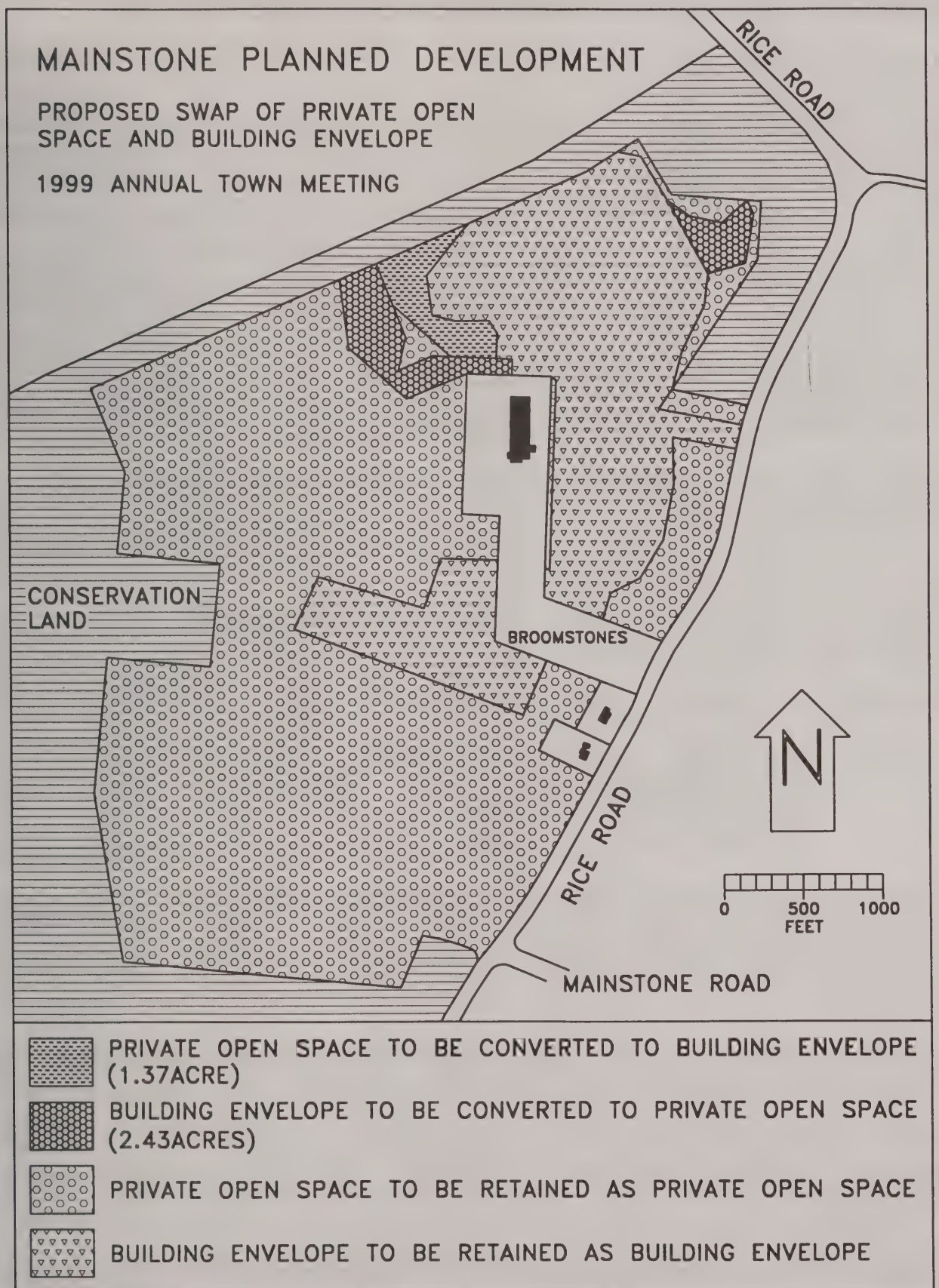
FINANCE COMMITTEE COMMENTS: The owners of Mainstone Planned Development are currently in the process of developing the final phase of Mainstone. The proposed construction of one unit is located on a parcel of land which the Conservation Commission feels should be protected from construction. This article proposes to allow the developer to relocate the unit to another parcel of land and to remove the conservation restriction on the new site. This proposed swap of land and modification to an existing conservation restriction would have no cost to the Town.

ARGUMENTS IN FAVOR: The Conservation Commission has reviewed the land involved in the swap and is satisfied that the land to be newly protected is at least equal in conservation value to the land which will be removed from the protection of the conservation restriction, and that the development will have less impact on natural resources if the swap is effected.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE:
(a) Two-thirds – see Massachusetts General Laws Chapter 40, Section 15A.
(b) Two-thirds – see Massachusetts General Laws Chapter 40, Section 3.
(c) Majority – see Massachusetts Constitution Amendment Article 2, Section 8 (1).


MAINSTONE PLANNED DEVELOPMENT
PROPOSED SWAP OF PRIVATE OPEN SPACE AND BUILDING ENVELOPE
1999 ANNUAL TOWN MEETING
RICE ROAD
CONSERVATION LAND
BROOMSTONES
N
RICE ROAD
0 500 1000
FEET
MAINSTONE ROAD
PRIVATE OPEN SPACE TO BE CONVERTED TO BUILDING ENVELOPE (1.37ACRE)
BUILDING ENVELOPE TO BE CONVERTED TO PRIVATE OPEN SPACE (2.43ACRES)
PRIVATE OPEN SPACE TO BE RETAINED AS PRIVATE OPEN SPACE
BUILDING ENVELOPE TO BE RETAINED AS BUILDING ENVELOPE

ARTICLE *21*: CAPITAL IMPROVEMENTS TO THE WAYLAND TOWN POOL

Proposed by: *Park and Recreation Commission* *Estimated Cost: $340,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Park and Recreation Commission to make capital and aesthetic improvements to the Town Pool; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: During the December 1998 Special Town Meeting, the Town voted to acquire and fund the Town Pool, previously owned and operated by Wayland Town House, Inc. The Park and Recreation Department commissioned a study to determine what, if any, aesthetic and safety repairs should be made to the Town Pool in fiscal 2000. The consultants (Bargmann Hendrie + Archetype) inspected the Town Pool building in December 1998 and submitted a report to the Park and Recreation Department outlining their recommendations. This report, in conjunction with an earlier study prepared by Archetype Architecture, Inc., is the basis for the proposed improvements to the Town Pool building.

In summary, the Park and Recreation Department used the following criteria to determine the improvements and their priority:

- improvements needed to comply with building codes;
- improvements needed for the structural integrity of the facility;
- improvements needed for safety and the well-being of the pool users and staff;
- improvement in appearance of the facility.

The proposed cost of $340,000 would be allocated as follows:

Compliance with building codes - $116,000
Structural integrity - $81,000
Safety improvements - $107,000
Aesthetic improvements - $36,000

ARGUMENTS IN FAVOR: When the Park and Recreation Department, the Finance Committee and the Selectmen recommended the purchase of the Wayland Town Pool, it was their objective to return the operation to profitability. This profitability is based upon generating sufficient revenues to offset operating expenses. To this end, it is critical that the Pool increase its membership and participation in special programs.

Currently, the Pool facility is in need of significant repair. It is critical that funds be appropriated to make the necessary structural and safety repairs. Additionally, the Town must invest in the proposed aesthetic improvements if it is to attract new members or maintain its existing membership base. The Park and Recreation Department is optimistic that with increasing revenues combined with tight control over expenses, they can return the Pool facility to profitability. This goal is not achievable without the proposed expenditures.

ARGUMENTS OPPOSED: This article is requesting expenditures significantly higher than earlier estimates. The Town voted to acquire the Town Pool based, in part, upon assurances that the capital improvement costs would total approximately $165,000 with additional appropriations for "sprucing up" the facility.

The Town should only appropriate those funds necessary to ensure the structural integrity of the building and to meet building code requirements.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *22*: AMEND DESCRIPTION OF AREA TAKEN BY ARTICLE 5, SPECIAL TOWN MEETING, JUNE 4, 1998

Proposed by: *Wastewater Management District Commission*

To determine whether the Town will vote to amend the description of the areas of the land and interests therein which the Town was authorized to acquire pursuant to the vote under Article 5 of the Warrant for the Special Town Meeting held on June 4, 1998, relative to the wastewater treatment plant at the former CNA/Raytheon property on Boston Post Road (Route 20) in Wayland, Massachusetts.

FINANCE COMMITTEE COMMENTS: This article seeks to amend the description of the facilities, land and easements related to the Town's acquisition of the wastewater treatment plant on the former CNA/Raytheon site. The Town authorized and provided funds for the acquisition at the June 4th, 1998 Special Town Meeting.

ARGUMENTS IN FAVOR: The refinements to the June 4, 1998 Special Town Meeting vote more formally define vehicular and pipe easements needed to access and operate the wastewater treatment facility on the former CNA/Raytheon property. In addition, these amendments allow utilization of an existing pipe that runs from the treatment plant on the former CNA/Raytheon site to Route 20. The current owner of the site suggested use of the pipe as an alternative to new construction. The Town's consulting engineers have confirmed the adequacy of this pipe for use in conjunction with the planned Route 20 wastewater management system. Construction savings will be realized by this change.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40, Section 14.

ARTICLE *23*: AMEND §36-10 OF THE CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS)

Proposed by: *Petitioners*

To determine whether the Town will vote to amend §36-10 of the Code of the Town of Wayland (General By-Laws), entitled Reconsideration, by replacing the first sentence thereof, which presently reads

"If an article of the warrant has once been acted upon and disposed of, it shall not again be considered that day, but if a motion to return to the article is made at any time, debate and action on said motion shall be

the first order of business at the next session of said town meeting, unless there is no further session, in which case debate and action on said motion shall be deferred until all other articles shall have been disposed of."

by the following:

"If an article of the warrant has once been acted upon and disposed of, a motion to return to the article may be made at any time; however, debate and action on said motion shall be deferred until all other articles shall have been disposed of."

FINANCE COMMITTEE COMMENTS: This article concerns the reconsideration of articles at Town Meeting. Under the current General By-Laws, a vote to reconsider an article may be taken at any time. If a reconsideration vote passes, the reconsideration is to take place as the first order of business at the next session of Town Meeting. The proposed article would defer the debate on all reconsidered articles until after all non-reconsidered articles are disposed of.

ARGUMENTS IN FAVOR: The current procedure allows the same article to be considered back-to-back in two consecutive sessions, rather than allowing the meeting to move on to the next piece of business. Meeting "stacking" is also easier to accomplish. If the proposed article is approved, all reconsidered articles (almost by definition, the controversial ones) will be debated together at the end of Town Meeting, allowing more time for considered deliberation by the voters.

ARGUMENTS OPPOSED: Article reconsideration is best debated as soon as possible at the next session of Town Meeting in order that the debate be as fresh as possible.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE *24*: AMEND §36-5 OF THE CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS)

Proposed by: *Petitioners*

To determine whether the Town will vote to amend §36-5 of the Code of the Town of Wayland (General By-Laws), entitled Quantum of vote; reports, by adding the following new subsection thereto:

"C. Every article appearing in the warrant for every town meeting that proposes to amend the Code of the Town of Wayland shall be accompanied therein by a printed opinion prepared by town counsel as to whether the proposed amendment is repugnant to Massachusetts or Federal law, and if so, in what manner."

FINANCE COMMITTEE COMMENTS: This article proposes to have all Town Meeting articles that would amend the Code of the Town of Wayland reviewed by Town Counsel. This review would take the form of a printed opinion. Passage of this article would require that time be spent by Town Counsel to make such reviews, estimated to be an average of fifteen minutes to as much as several hours per relevant

article. Eight such articles were submitted for the current Warrant. Had the proposed article been in place for this Town Meeting, the estimated cost (or opportunity cost) would have been approximately $500.

ARGUMENTS IN FAVOR: Obvious legal defects in a proposed article would be identified in advance of Town Meeting, allowing an opportunity to correct these deficiencies, withdraw the article, or at minimum, shorten debate.

ARGUMENTS OPPOSED: Passage of this article might result in an increase in Town Counsel expenses.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE 25: AMEND §19-1 OF THE CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS)

Proposed by: *Petitioners*

To determine whether the Town will vote to amend §19-1 of the Code of the Town of Wayland (General By-Laws), entitled Finance Committee, by deleting the word "regular" from the second sentence thereof, so that the first two sentences shall read as follows:

"There shall be a committee called the 'Finance Committee' appointed by the Board of Selectmen as hereinafter provided. Such committee shall consist of seven registered voters who shall serve without pay and none of whom during his or her service on such Committee shall hold elective or appointive town office having to do with the expenditure of town money."

FINANCE COMMITTEE COMMENTS: The current General By-Law prohibits Finance Committee members from holding "regular elective or appointive town office having to do with the expenditure of town money." By inference, the Finance Committee members may hold "irregular" (that is, ad hoc) elective (of which there are none) or appointive office. The Finance Committee notes a potential bias in reviewing this article.

ARGUMENTS IN FAVOR: In serving as a member of a committee having to do with the expenditure of Town money, Finance Committee members will lose the ability to objectively consider such expenditures as part of the budget and article review process.

ARGUMENTS OPPOSED: The Town is well-served having a Finance Committee member as a member of an ad hoc committee such as the Middle School Building Committee in order to keep costs to the Town low.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE *26*: TREATMENT OF DUDLEY POND FOR RECURRING GROWTH OF EURASIAN MILFOIL

Proposed by: *Surface Water Quality Committee* *Estimated Cost: $25,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Surface Water Quality Committee, with the approval of the Board of Selectmen, for the purpose of treating Dudley Pond for the invasive weed Eurasian Milfoil; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: Dudley Pond is experiencing a regular recurrence of the Eurasian Milfoil, and treatment every few years is necessary. This article would approve the use of both Town funds and/or grant funds by the Commonwealth. It is anticipated that matching grant funds from the state for FY2000 will be $10,000.

ARGUMENTS IN FAVOR: The pond needs this treatment, and the Commonwealth will provide a portion of the funds for the treatment.

ARGUMENTS OPPOSED: These treatments are only temporary solutions to the Milfoil problem.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE 27: IMPROVEMENT OF THE ASSESSMENT PROCESS

Proposed by: *Assessment and Valuation Study Committee* *Estimated Cost: $6,500.00*

To determine whether the Town will vote to (i) endorse the recommendations of the Assessment and Valuation Study Committee concerning changes in: (a) methods of collecting and recording information about properties; (b) methods used to analyze information about properties and estimate the market value of each property; and (c) services to and relations with the public who seek information about the assessment process and about specific properties; and (ii) appropriate a sum of money to be expended by the Board of Assessors for professional consulting services and employee public relations/ communications training; and determine whether said appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

RECOMMENDATIONS FOR IMPROVING THE ASSESSMENT PROCESS

Proposed by the Assessment and Valuation Study Committee

Whereas the Board of Assessors is a statutory board created by the Massachusetts General Laws, and the Board's authority derives from those laws and from the regulations of the Massachusetts Department of Revenue; and

Whereas the voters of Wayland have created the Assessment and Valuation Study Committee (AVSC) whose charge is to study Wayland's assessment process for residential properties and to make recommendations and report to Town Meeting regarding possible improvements in that process; and

Whereas the AVSC has found that the Commonwealth of Massachusetts and the taxpayers of Wayland share a common set of goals that could be achieved by the implementation of the Recommendations of the AVSC,

Will the Town vote to approve the RECOMMENDATIONS of the AVSC as stated in:

Sections I & II	(non-binding resolutions)
Section III	(binding resolutions)
Section IV	(funding authorizations)

and

(i) To direct the appropriate boards and committees to pursue those actions necessary to implement the Recommendations of the AVSC, and

(ii) To direct the Board of Assessors to deliver a report at Annual Town Meeting 2000, detailing the Board's progress in implementing the Recommendations of the AVSC, and including substantive reasons for any Recommendations not yet implemented.

General Information

The AVSC recommends improvements in 18 situations in three areas of the assessment process:

I. ***Methods of collecting and recording information about properties:***

1. Insufficient interior inspections
2. Lack of/or inconsistent site influence factors
3. Inconsistent inspection data
4. Use of old data and need for timely updates

II. Methods used to analyze information about properties and thereby estimate the market value of each property:

1. Development and use of comparables
2. Estimating market value with linear model
3. Need for interim valuations
4. Need for consistency for similar properties
5. Need to have the same method to value all residential properties, including Chapter 61A and 61B residential properties
6. Need to validate assessed value before final valuations are made
7. Need to analyze and consistently apply influence factors
8. Need to study additional systems to generate mass appraisals and establish market values

III. Services to and rapport with the public who seek information about the assessment process and about specific properties:

1. Need for more responsiveness
2. Need for leadership to upgrade quality
3. Need for more and better communications
4. Need for compliance with actions of ATM
5. Need to exchange information and seek economies of scale with regional towns
6. eed for taxpayers to be able to replicate valuations or to compare results/values

Section I. **Will the Town vote a "Sense of the Meeting Resolution" requesting that the Board of Assessors take the following action?**

I. 1. Methods of collecting and recording information about properties.

Observation: Accurate information about properties is the foundation of any assessment system. If the recorded information is inaccurate or incomplete, the assessed value may be incorrect.

A. ***Interior inspections***

Concern:
Approximately one-third of Wayland properties due for a site inspection did not receive an interior inspection in the most current valuation;

Concern:
In most cases properties were missed because the owner was not at home when the inspector arrived; and

Concern:
In a few cases properties were missed because the owner refused to allow the inspector to enter the dwelling;

Therefore, **the Board of Assessors should:**

(a) encourage owners to schedule appointments so that inspectors can carry out an interior inspection;
(b) notify owners that if entry is denied or if no appointment is scheduled after repeated contact from the inspector or the Assessors, then the Assessors will assume for such factors as quality of construction, number of baths, finished basements, condition, desirability, and utility (CDU) that the property is similar to the best property in the immediate neighborhood or on the street, and will assess the property accordingly; and
(c) make use of fewer inspectors who will be available for a longer period of time in order to schedule appointment dates requested by the owners.

B. ***Influence factors***

Concern:
Certain site and structural attributes or physical conditions called "influence factors" (e.g., location on a heavily trafficked, noisy street, or flood plain, or with a water view or waterfront) affect property values; however, these property attributes are neither consistently captured nor adequately recorded for all property in Town;

Concern:
Even when recorded there are no standards and there is no consistent application for data entry; and

Concern:
Failure to account for influence factors can result in property valuation errors, e.g.:

(a) incorrect valuation of each property whose price is subject to an influence factor,
(b) incorrect valuation of every property when valuation models are derived from properties whose prices were influenced by site factors but not accounted for in the data entered into the model, and
(c) incorrect valuation of any property when the price of any other property used as one of its "comparables" contains influence factors unless there is an appropriate adjustment;

***Therefore,* the Board of Assessors should:**

(a) develop and use a standard template to capture as common property attributes any and all site conditions which could noticeably or expectedly influence the market value of a property;
(b) ensure that the attributes are captured during each official inspection of the property and duly entered in the property record data base no later than three months from when the observation was made;
(c) ensure that the template produces consistent and repeatable results;
(d) process the data in a timely manner;
(e) ensure that the influence factors are used in the valuation of each property after being tested in the valuation models; and,
(f) on an interim basis -- until all properties in Wayland have had re-inspections -- for all sold properties, obtain and update the property record cards for influence factors.

C. ***Data collection personnel***

Concern:
Inconsistent recording of property attributes can occur when too many, or inexperienced contract personnel carry out the site inspections, and the potential for inconsistency is greatest for attributes whose values are subjective, such as condition, desirability, and utility (CDU);

***Therefore,* The Board of Assessors should:**

(a) use fewer data collection personnel, preferably Assessors' office staff -- trained, experienced, knowledgeable about the characteristics of the Town, and available to discuss property findings with property owners -- and
(b) ensure that this core group of data collectors understands the use of the property attributes and applies them consistently.

D. ***Updating record database***

Concern:
Delays in entering changes into the property record database can cause errors in valuation and can unnecessarily force taxpayers to file repeated requests for abatement;

***Therefore,* The Board of Assessors should:**

(a) ensure all data is promptly entered into the property record database (no later than one month) after the data are received at the Assessors' Office -- this timing requirement should apply to inspection data, sales data, abatement decisions, building permits, decisions of the Appellate Tax Board, and court decisions; and

(b) investigate the suitability of acquiring or leasing hand-held electronic data entry devices for use in the field during property inspections while the information is fresh.

Section II. **Will the Town vote a "Sense of the Meeting Resolution" requesting that the Board of Assessors take the following action?**

II. 1. Methods used to analyze information about properties and thereby estimate the market value of each property.

Observation: Most methods of valuation generate similar overall results. The Massachusetts Department of Revenue requires certification that valuations on average are within 10% of full and fair "market value." However, for individual properties, differences of even a few percent in assessed value can represent a significant change in tax obligation. Therefore, it is important to seek out and to resolve all potential sources of valuation discrepancy.

A. ***Appropriateness of comparable properties to determine fair market value***

Observation:
Wayland uses both Multiple Regression Analysis (MRA) and market-adjusted cost as alternative methods to produce fair market valuation;

Observation:
The current method of determining residential property values in Wayland relies heavily on the use of "comparable" properties sold during the prior two years;

Concern:
The sale price of any property can easily differ from its market value, and this induces errors in the valuation model when the property is used as a comparable;

Concern:
The selection of specific comparable sold properties is based on a computer model (the "distance model") which requires subjective weighting factors;

Concern:
The "distance model" has frequently failed to find a sufficient number of reasonably comparable sold properties in the same neighborhood due to an insufficient number of sales;

Concern:
All properties should be valued by the same valuation method, and that does not always occur with the current system; and

Therefore, **the Board of Assessors should:**

cease using the distance model as a means of establishing fair market value; however, the Board of Assessors may continue to establish a comparable sales valuation for each property, but only for the purpose of conducting a validity check or as evidence in support of an assessment at the Appellate Tax Board.

B. ***Modifications to the basic assessment model***

Observation:
Properties in different price ranges are affected differently over the real estate market cycle, both in degree of price change and timing;

Concern:
Any method which does not explicitly treat this nonlinear behavior will result in under and over valuations at times on both the low end and the high end of the price range, and therefore, is inequitable for all properties;

Concern:
The method currently used in Wayland tries to mitigate the market cycle effect with the use of "comparable" sales; and the use of comparables introduces other problems (as noted in I.2.A, above);

Therefore, the Board of Assessors should:

(a) discontinue generating a single linear MRA model for all residential properties; and
(b) develop three MRA models for low, mid, and high price segments using the sold property data set, thereby creating better predictive capability in each price range;
(c) increase the MRA model's sensitivity to property characteristics and attributes in making valuations by limiting (to not more than 10%) the contribution of the constant term in the MRA model. (*Technical note: a constant term in the MRA model adds a fixed amount to all property valuations without giving specific consideration to any property characteristic or attribute.)*
(d) ensure a smooth transition from one price segment to the next by using overlapping data sets to develop the three models.

C. ***Interim town-wide assessment adjustments***

Observation:
Large corrections in property values can result when property values are only adjusted at the time of the state-mandated revaluation, which is ordinarily performed every three years;

***Therefore,* the Board of Assessors should:**

(a) in years when a mandatory revaluation is not scheduled, check whether average market values in Town appear to have increased (or decreased) by 6 percent or more since the most recent revaluation; and
(b) adjust all property values, if such an increase (or decrease) has occurred, by a fixed percentage increase (or decrease) that reflects, but is not necessarily equal to, the average increase (or decrease) in market value, or adjust a sector, if appropriate.

D. ***Treatment of variances from expected values***

Concern:
Since the application of any valuation method may generate unexpectedly low or high assessment values for a small percent of the properties, it is important to identify any individual properties where the value estimates differ from expected values;

Concern:
Massachusetts law approves the use of a market-adjusted cost method as an alternative method of determining values; Wayland's current software estimates values using both MRA and the market-adjusted cost method; but the market-adjusted cost method is not used in the final valuations;

***Therefore,* the Board of Assessors should:**

(a) for every property, compare the value estimates derived from the applicable MRA valuation method to the market-adjusted cost method; and, if the estimates of value differ by more than 5 percent, reexamine the property attributes to identify the source of the disparity and correct the valuation if so warranted;

(b) where the difference is greater than 15 percent, obtain an independent appraisal of the property and, at the discretion of the Board of Assessors, use the appraisal as the market value of the property.

E. ***Single method for consistency***

Concern:
Inconsistencies in valuation can occur when two assessment systems are used. Most properties are currently assessed using the comparable sales with MRA-based methods, while residential properties placed under Chapters 61A and 61B are assessed using a replacement cost method; and

Concern:
These two systems can produce significant and inequitable differences in assessed values;

***Therefore*, the Board of Assessors should:**

use the same valuation system for all residential properties in Town, except as otherwise provided in this article.

F. ***Neighborhood validity checks***

Observation:
To ensure that each property pays its fair share of the tax burden, the relative values of properties must be consistent within the Town.

Concern:
Errors sometimes occur which result in similar properties in a neighborhood being valued inconsistently relative one to another;

***Therefore,* the Board of Assessors should:**

perform a "validity check" after the preliminary value is established for each property by making a list of the properties in each sub-region of a neighborhood and listing the properties from lowest to highest value. An assessor will then visit each neighborhood sub-region to confirm that the preliminary valuations are logical, based on visual observations and the data on the property record cards.

G. ***Third method of validation***

Observation:
Even in the best systems significant discrepancies in valuations may occur.

Observation:
Use of a market-adjusted cost method would corroborate accurate valuations and identify potential discrepancies. Having a third method of determining property valuation could assist in the resolution of conflicting estimates;

***Therefore,* the Board of Assessors should:**

(a) consider developing, or having developed, a third method.
(b) report to ATM 2002, or earlier, the Board's decision and progress regarding this recommendation.

H. ***Application of site influence factors***

Concern:
Influence factors (see Recommendation I.1. B) have been used on an *ad hoc* basis;

Concern:
Incomplete and non-standardized property data on influence factors have not enabled adequate evaluation or treatment of their influence on market price;

Concern:
The influence factors of sold properties are inadvertently introduced to every property assessment in Town through their sales price via the valuation model, whether or not the influence applies; and

Concern:
Equally problematic, if a property's sale price was affected by an influence factor, and that property was used as a "comparable," in each instance the subject property may directly receive a distorted market valuation;

***Therefore*, the Board of Assessors should:**

(a) have all sold properties inspected for influence factors and have them noted on the property record cards;
(b) remove the influence factors from the sales price prior to using them in the MRA model; and
(c) determine if it will retain "comparables" as used in the current valuation method; if the Board decides to retain them, it should adjust the prices of sold properties for influence factors before using them as comparables for other properties; otherwise,
(d) develop the valuation model to treat site factors as explicit variables as described in Recommendation I.1.B.

I. ***Model inclusions and limits***

Concern:
The current assessment model produces numerous unexplainable discrepancies among the values of apparently similar properties,

Therefore, the Board of Assessors should study modifications to the model to:

(a) evaluate the contribution of the number of bedrooms as a factor in determining value;
(b) allow for multiple condition, desirability, and utility (CDU) factors for different parts of a property (e.g., attached garages and additions);
(c) limit the influence of architectural style to not more than 20% difference between any two styles.

Section III. **To determine whether the Town will vote to approve the following AVSC Recommendations to improve assessor services to and rapport with the public who seek information about the assessment process and about specific properties.**

III. 1. Appointment of Board of Assessors; leadership development

Observation: Openness and responsiveness with the Town's taxpayers are essential to citizens having trust and retaining confidence in Town government and its officials.

A. ***Appointment vs. election of the Board of Assessors***

Concern:
Numerous property owners have expressed concerns that the Assessors have not been sufficiently responsive to the taxpayers;

Concern:
The Assessors have left the burden on the taxpayers to identify and prove any errors in the valuation of their property; and

Concern:
The Assessors respond defensively to inquiries from the public. This impedes the open communication necessary to the performance of this essential government function.

***Therefore,* the Town shall:**

create a three-person appointed Board of Assessors with appointments to be made by the Board of Selectmen for three-year terms as existing terms expire.

B. ***Assessors' Office***

Concern:
Wayland subcontracts substantial professional and technical services to an outside contractor;

Concern:
Most other towns that have capable and effective operations use minimal outside contractor services;

Concern:
There is currently a substantial communications problem between the Assessors and the public;

***Therefore,* the Town, through the Board of Selectmen, shall:**

(a) study the desirability of upgrading the professional and technical competence, leadership, and daily operations of the Assessors' Office by establishing the position of principal assessor;

(b) study transfer to the principal assessor: (i.) most of the professional tasks previously required to be performed by outside sources, (ii.) preparation of professional correspondence, and (iii.) all leadership, quality and guidance duties not involving policy or decision matters for which the Board of Assessors itself is responsible. Additionally, on all administrative matters such as budget preparation and staff decisions, the principal assessor should report to the Executive Secretary;
(c) consider having the Assessors' Office staff perform most or all inspection and data entry assignments. The staff can then become completely familiar with all properties and will be better able to compare, explain, and relate how and why each property has been assessed; and
(d) upon favorable evaluation of recommendations a), b), and c), above, prepare new job descriptions for the principal assessor and the Assessors' Office staff.

III. 2. Information dissemination and public hearings

Observation: The assessment process is highly complex; yet, its effect on tax bills is very important to property owners. Thus, the Town, through the Assessors, must take every opportunity to help citizens understand how the assessment system works and what is occurring that may affect their property values and tax bills.

A. ***Market trends***

Concern:
Few property owners are sufficiently aware of the trends in the real estate market and the volatile changes in property market values that can occur in Wayland when the regional economy is

healthy or in recession. Owners are surprised when they receive property valuations that reflect those changes in market value; and

Concern:
Current information concerning the changing market would be helpful to property owners for lending, tax, and estate purposes, and when they desire to sell their property;

***Therefore,* The Board of Assessors shall:**

make an annual report describing market trends and make this easily available to the public by submitting it to the local newspapers, having it posted on the Town's Internet web site, and providing copies at the Library. The report shall describe the real estate trends in Wayland and the semi-annual increase or decrease in the average sale price of residential properties, for each six-month period within the most recent two years.

B. ***Progress reports***

Concern:
It is important that the Board of Assessors comply with the will of the Town, as expressed in the articles approved at Annual Town Meeting;

***Therefore,* The Board of Assessors shall:**

prepare and provide to the Board of Selectman quarterly reports detailing the progress in implementing the Recommendations of the AVSC contained in this article, and further detailed in the report of the AVSC under the "Hear Reports" of this warrant, as approved at ATM, and shall submit these reports to the Executive Secretary for posting on the Town's Internet web site.

Reports on abatement requests

Concern:
The citizens of the Town need information about the prevalence of abatement requests and the results of those abatement requests in order to assess whether the valuation system is functioning well;

***Therefore,* the Board of Assessors shall:**

prepare, as part of the annual Town "Hear Reports," and the Annual Town Report a report for the previous six calendar years that provides:

(a) the number of annual abatement requests filed with the Board of Assessors,
(b) the annual number of abatements granted by the Board,
(c) the annual average value of the abatements granted by the Board,
(d) the number of annual abatement requests filed by Wayland property owners at the state Appellate Tax Board with respect to Wayland properties, and
(e) a list by property of the dollar changes in each assessment granted as a result of Appellate Tax Board decisions.

C. *Property inspection and sales reports*

Concern:
The citizens of the Town need information about the effectiveness of the property inspection process in order to assess whether the valuation system is functioning well;

***Therefore,* The Board of Assessors shall:**

prepare, as part of the annual Town "Hear Reports," and the Annual Town Report a report for the previous calendar year that states the number of residential properties that were due for inspection, the number of properties actually inspected, the number of properties for which an internal inspection of the dwelling was conducted, the number of residential properties sold, the number of sold properties for which an internal inspection was conducted, the number of properties inspected in response to a grant of a building permit, and any other criteria requested by the Executive Secretary that will provide guidance to the Town as to the effectiveness of the assessment process.

D. *Open communications*

Concern:
The Assessors need to be more responsive to individual taxpayers and to the concerns of neighborhood groups;

***Therefore,* the Board of Assessors shall:**

communicate with citizens on a regular basis by encouraging citizens with questions about valuation to attend the public comment period at the start of each regular Board of Assessors meeting. The Board shall hold a public hearing each year in March to listen to taxpayer concerns and questions regarding the assessment process and the services provided by the Assessors' Office. The Board shall ensure that adequate time is provided for the hearing and that the agenda is set so that a true hearing occurs where citizens are given a reasonable amount of time to voice their concerns.

III. 3. Regionalization study

Concern:
Several neighboring communities share common demographics with Wayland, and must address similar assessment issues; and there may be opportunities to cooperate in the performance of certain functions where there may be some efficiencies of scale;

***Therefore,* the Board of Assessors shall:**

explore the interests in neighboring towns in considering a local effort:

(a) whether it is desirable and feasible to form a local assessment group to communicate trends and to foster ideas among member towns;
(b) whether it is desirable and feasible to form a Regional Assessors' Office with shared common professional/ technical staff, with each town retaining its own Board of Assessors; and
(c) make a report on both issues to Annual Town Meeting 2000.

III. 4. Effective communications skills

Concern:
Due to the possibly misplaced anger of taxpayers and the adversarial nature of interaction with the public, there may be tension and stress within the Assessors' Office that interferes with the services provided to the public;

***Therefore,* the Town shall:**

authorize and pay for a one-day "retreat" to be attended by the Board of Assessors, all of the Assessors' staff, one or two Selectmen and/or the Executive Secretary, and a contracted facilitator for the purpose of addressing internal and external problems with the goal of changing procedures and long term work habits to relieve stress within the Assessors' Office and the public with whom they interface and serve.

III. 5. Taxpayer replication of assessment computation

Concern:
It has been unreasonably difficult for a property owner to trace the process used by the Town to determine the property assessment or to replicate the precise assessment value. It is exceedingly complex to explain to most taxpayers how assessed values are derived. The common good will be served when all taxpayers know that the values of all properties are fairly and accurately derived. It would be informative to provide a spreadsheet showing the sequence of computations and values (based on MRA or replacement cost models) against which property owners can make comparisons for their property. They can also explore how property changes would lead to changes in assessed value.

Therefore, Assessors shall:

investigate the feasibility of making available *in computer spreadsheet form for taxpayer use* the actual (mass appraisal) software models used in establishing the townwide valuations.

Section IV. **To determine whether the Town will vote to approve funding for the following:**

1. Five thousand dollars ($5,000) for additional out-of-scope consulting services to:

   (a) assist the Board of Assessors in evaluating alternative valuation as proposed in this article;
   (b) segment the valuation model (also referred to as the multiple regression analysis model, or MRA) into three price ranges to reflect non-linearity in market prices and values over the broad price spectrum; and
   (c) study the desirability for more frequent assessment updates.

2. The sum of fifteen hundred dollars ($1,500) to conduct a one-day offsite retreat with an independent facilitator as discussed in Recommendation III.4.

3. The Board of Selectmen shall request at Annual Town Meeting 2000 any additional funding necessary to implement the study Recommendation III.1.B for changes in the organizational structure and staff of the Assessors' Office.

FINANCE COMMITTEE COMMENTS: The Assessment and Valuation Study Committee (AVSC) was formed by the 1997 Annual Town Meeting in response to concerns raised by residents as to the fairness of the revaluation process the prior year as well as in general. Upon its creation, the AVSC was charged with studying Wayland's assessment procedure and recommending improvements. The AVSC appears to have performed an exhaustively detailed study of the assessment procedure. The AVSC is asking the Town to A) accept its recommendations, B) direct boards to take action where necessary, and C) request that the Board of Assessors' report at next year's Annual Town Meeting on their progress in implementing the recommendations.

The AVSC's recommendations fall into two categories: 1) non-binding and 2) binding. The AVSC report contains details on these recommendations, which are summarized as follows.

1) Non-binding recommendations

Improvements should be made in two areas:

1. Methods of collecting and recording information
2. Methods of analyzing information and determining valuations

2) Binding recommendations

A. The Town shall do the following:

1. Start the process of changing the Board of Assessors from elected to appointed. Passage of this article would put a question on the ballot in April of 2000 asking the Town to vote on election versus appointment
2. Request that the Selectmen study a reorganization of the Assessors' office

B. The Board of Assessors shall do the following:

1. Prepare an annual report to the Town describing market trends
2. Prepare quarterly reports to the Selectmen detailing progress on the issues raised by the AVSC
3. Prepare a report to the Town providing a six year abatement history
4. Prepare an annual report to the Town describing inspection statistics
5. Hold a public hearing each March
6. Study the impact of performing assessments on a regional (multi-town) basis
7. Hold a one-day internal retreat for the Board of Assessors and the Assessors' staff with Selectmen and Executive Secretary participation
8. Investigate the feasibility of providing assessment data in spreadsheet form

The article asks for the following funding: $5,000 to assist the Assessors in implementing the above, with an additional $1,500 specifically for conducting the one-day retreat.

ARGUMENTS IN FAVOR: The controversy arising from the most recent revaluation effort indicates at minimum a communication problem between the Assessors and the Town, and may in fact be indicative of the need for structural changes. The assessment procedure is complex and can be performed using several methodologies. It is necessary to study the effectiveness of each of these methodologies from time to time and communicate information to the public about the process in general and the specific impact of each major revaluation. The detailed report of the AVSC recommends a number of reasonable, well-defined, substantive steps that the Board should take to improve the assessment procedure and communication with taxpayers.

ARGUMENTS OPPOSED: The proposed recommendations are detailed and complex, making it difficult for voters to evaluate them, particularly those that would become binding. No detailed study has been performed to examine the labor and/or cost associated with implementing each of the AVSC's recommendations. For some of these recommendations, these costs may be high.

RECOMMENDATION: Without endorsing the idea of a change to an appointed Board of Assessors, the Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *28*: AMEND ARTICLE 22 OF THE 1997 ANNUAL TOWN MEETING REGARDING INFORMATION ON ASSESSMENTS

Proposed by: *Board of Assessors* *Estimated Cost: $12,000.00*

To determine whether the Town will vote to amend its vote under Article 22 of the Warrant for 1997 Annual Town Meeting.

FINANCE COMMITTEE COMMENTS: In 1997, Town Meeting approved Article 22, which essentially required the Board of Assessors to include additional information in the assessment mailings. The information requirement included, among other things: additional information relative to individual property valuations; information about town-wide increases; specific information and explanations to the property owner about increases greater than 8% above the town-wide averages; and an explanation of the guidelines used for changing valuations. The Board of Assessors is proposing to substitute the disclosure requirements of Article 22 with a series of public hearings and impact/disclosure notices to improve communication about the assessment process and results. The impact/disclosure notices would provide a breakdown between land and building and include the prior assessment and proposed assessment.

ARGUMENTS IN FAVOR: The intent of the 1997 Town Meeting Article 22 was to improve communication and to provide additional information to property owners to better understand their respective assessment. The proposed article makes significant improvements in the communication and understanding of the assessments without the potential cost of individual property appraisals. The Board of Assessors believes that to fully comply with Article 22 could require individual property appraisals, which could cost the town upwards of $1.5 million.

ARGUMENTS OPPOSED: The proposed article does not fully comply with the specific requirements of Article 22 as approved at the 1997 Town Meeting. In addition, the proposed article requires the expenditure of $12,000 to implement.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE *29*: TRAFFIC STUDY

Proposed by: *Board of Selectmen* *Estimated Cost: $50,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Selectmen for consulting engineering services to develop a comprehensive traffic study with a concentration on historically dangerous and/or congested intersections, primary collector routes, cut-through neighborhoods, the establishment and implementation of a standardized signage program, analysis of truck traffic flow, and electric signalization schemes; and to determine whether such appropriation shall be provided by taxation, transfer from unappropriated funds, by transfer from funds already appropriated for other purposes, by grants received from the Commonwealth or the Federal Government, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: This article is requesting the appropriation of $50,000 for a town-wide traffic study with the objectives of dealing with problematic intersections, traffic flow on primary routes and shortcuts through town neighborhoods, implementation of standard road signage throughout the town, and schemes for electric signals.

ARGUMENTS IN FAVOR: Traffic flow and congestion continues to be a major issue of the town. A town-wide comprehensive study will be a major step by the Board of Selectmen in developing a better understanding of the issues and a comprehensive plan to deal with this increasing problem.

ARGUMENTS OPPOSED: The study could be considered costly and would require significant additional expenditures to fully implement possible recommendation of such a study. Also, the traffic study only deals with the traffic of Wayland and therefore its recommendations might not be sufficient to deal with the total problem, since much of the traffic through town is the result of cars and trucks passing through Wayland. As a result, any solution to the Wayland traffic problem may only be fully resolved as part of a regional solution.

RECOMMENDATION: The Finance Committee's recommendation was split by a 3 to 3 vote.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *30*: REZONE LAND ON COMMONWEALTH ROAD AND RICE ROAD TO RESIDENTIAL

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to amend the Zoning By-Laws and Zoning Map of the Town of Wayland to rezone the land on Commonwealth Road (Route 30) and Rice Road shown as Lots 64B, 64C, 64D and 64E on Plates 48 and 49 of the Town Atlas from a Limited Commercial District to a Residential District.

FINANCE COMMITTEE COMMENTS: The Dow property is located at the intersection of Route 30 and Rice Road. The Town, which has been authorized to purchase the property, entered into a purchase and sale agreement with the Dow Chemical Company on February 8, 1999. Subject to the completion of the Town's due diligence and Dow's satisfaction of certain other conditions, the closing is expected to occur in August. As part of the sale of the property to the Town, it is expected that an AUL (Activity and Use Limitation) or deed restriction will be placed on the property which will prevent residential or multi-family development.

Prior to Dow's ownership the property was zoned as residential property. A portion of the property, however, was rezoned to a Limited Commercial District to accommodate Dow Chemical Company. This article would return the property to its original residential zoning. It should be noted, however, that there is currently an approved commercial subdivision plan for the property which will not expire until September 2001 ("zoning freeze"). This article will not have any effect on this approved plan.

The current by-laws of the Town allow wireless communication towers to be placed on Town-owned property and land zoned for limited commercial use.

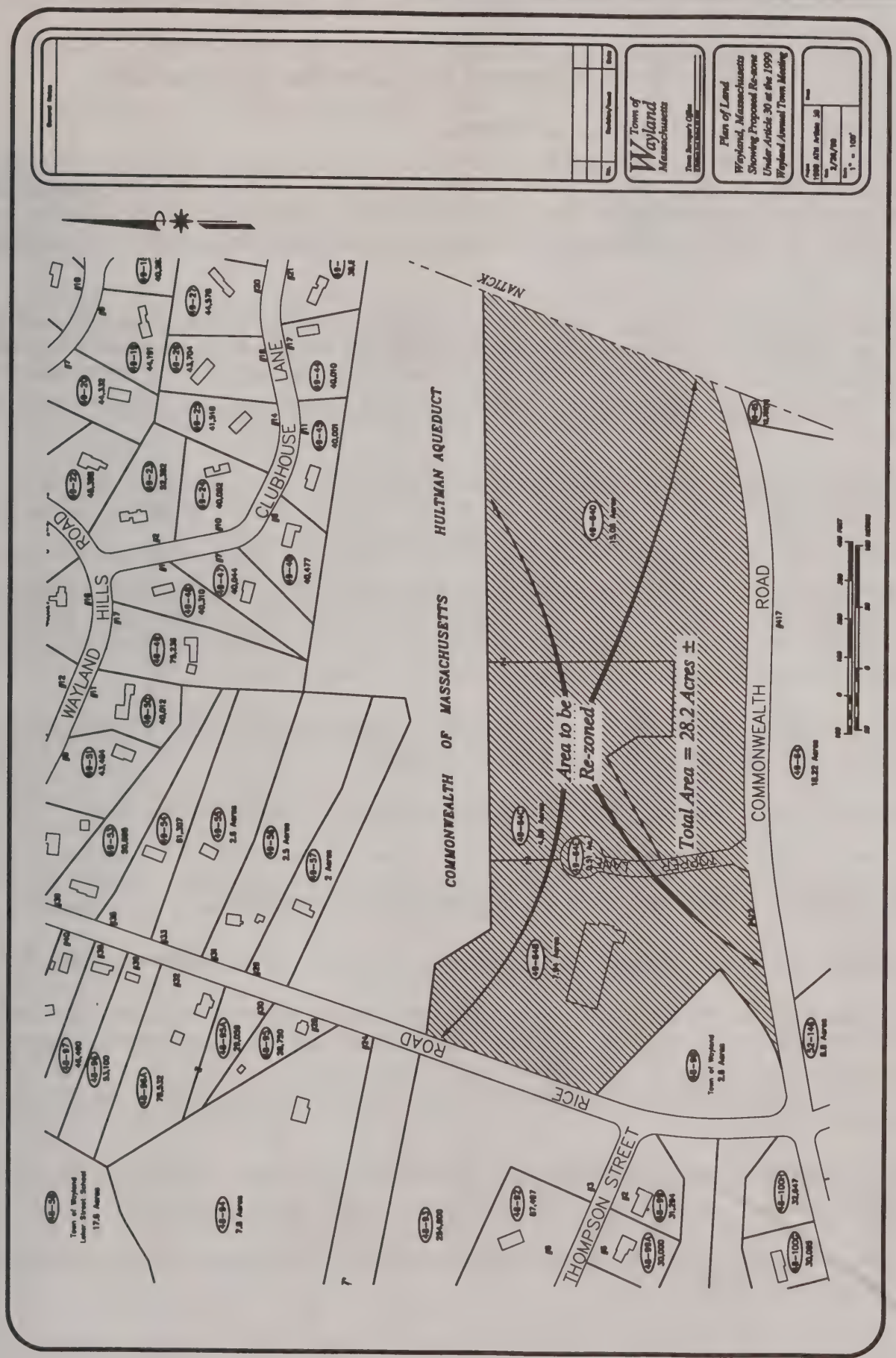
ARGUMENTS IN FAVOR: The Dow property is located in an area of the Town that has experienced considerable residential growth in recent years and there are concerns throughout the entire Route 30 corridor regarding increased commercial development. Since this property abuts residential areas, residents in the area are concerned about the loss of character of the neighborhood. Whether or not the sale of the property to the Town is completed, the passage of this article will maintain the character of the neighborhood by preventing future commercial development on the property and/or the use of the land for wireless communication towers (by the Town or Dow) after the current permit zoning freeze has expired in September 2001.

ARGUMENTS OPPOSED: A change to residential zoning would mean the loss of future potential commercial tax base. In the event the AUL or deed restriction were not placed on the property and residential housing was constructed on the property, it could also mean more demand for Town services such as schools, fire and police.

If the sale of the property to the Town is not completed, the Town may be subject to a possible lawsuit by Dow Chemical Company for economic devaluation of its property. Although the probability for litigation is low since there is a zoning freeze in place until September 2001, the cost of such a lawsuit could be substantial.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.


Town of Wayland Massachusetts
Plan of Land
Wayland, Massachusetts
Showing Proposed Re-zone
Under Article 30 at the 1999
Wayland Annual Town Meeting
NATICK
HULTMAN AQUEDUCT
COMMONWEALTH OF MASSACHUSETTS
Area to be Re-zoned
Total Area = 28.2 Acres ±
COMMONWEALTH ROAD
CLUBHOUSE LANE
WAYLAND HILLS ROAD
RICE ROAD
THOMPSON STREET
COPPER LANE

ARTICLE *31*: AMEND CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS) CHAPTER 109, SECTION 7, DUDLEY POND, REGULATIONS

Proposed by: *Board of Selectmen and Petitioners*

To determine whether the Town will vote to amend Chapter 109-7 of the Code of the Town of Wayland (General By-Laws), entitled Dudley Pond (see Appendix "C"), by adding thereto the following new sub-section "M. No motor-powered boat shall tow anything, except in an emergency, as defined in Chapter 109."

FINANCE COMMITTEE COMMENTS: Chapter 109 of the Code of the Town of Wayland (General By-Laws) lists a series of regulations governing use of Dudley Pond that are intended to supplement all present and future boating and safety regulations of the Commonwealth of Massachusetts. This article seeks to add a regulation prohibiting a motor-powered boat from towing another boat, inner tube or other flotation device.

ARGUMENTS IN FAVOR: The proposed regulation will result in safer boating habits on Dudley Pond. It is supported by the Executive Committee of the Dudley Pond Association. It will reduce the spread of milfoil, an invasive pond plant that propagates more rapidly when disturbed.

ARGUMENTS OPPOSED: Those individuals whose enjoyment of Dudley Pond includes the activities that are being targeted will be aggrieved. The prohibited towing of any craft (sailboat, canoe, catamaran, etc.) might be an inconvenience to boaters on Dudley Pond. The Dudley Pond Association has not voted on this proposed regulation as of the printing date of the 1999 Town Warrant.

RECOMMENDATION: The Finance Committee defers its recommendation until Town Meeting pending a vote of the full membership of the Dudley Pond Association.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE *32*: CONSTRUCTION OF A NEW SALT/SAND SHED

Proposed by: *Board of Road Commissioners* *Estimated Cost: $35,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for the design and construction of a salt and sand storage facility at the Highway Department garage site; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: It has been the practice, which needs to continue, to store a moderate quantity of sand and salt mix at the Highway Garage for quick access during winter storms. Both the Wayland Conservation Commission and the DEP have requested that we protect this salt from the elements. This article would provide the funds to construct a concrete platform with perimeter walls that is covered with a tent-like roof.

FINANCE COMMITTEE'S ARGUMENTS IN FAVOR: Storing of de-icing material at the Highway Garage is critical to the department's prompt response time to icy road conditions. Shielding that salt from the elements is environmentally important because runoff from the present storage area could eventually reach Dudley Pond, nearby wetlands, and the groundwater.

ARGUMENTS OPPOSED: The Highway Garage is in an aquifer protection zone, therefore the salt should not be stored at this site.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: 1-4.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *33*: CONSTRUCTION AND RECONSTRUCTION OF SIDEWALKS AND BICYCLE PATHS

Proposed by: *Board of Road Commissioners* *Estimated Cost: $120,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for the construction and/or reconstruction of sidewalks and bicycle paths in the Town of Wayland; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: There are approximately 20 miles of sidewalks and bicycle paths in the Town. Most of these were constructed with special funds many years ago and about half are in need of some rehabilitation, replacement, and new construction to interconnect existing sidewalks. Because most of these sidewalks and bicycle paths are nonconforming to State and Federal standards, the Town does not qualify for State funds for their maintenance.

ARGUMENTS IN FAVOR: Repair and reconstruction of sidewalks and bicycle paths is important for safe passage of bicyclists and pedestrians, especially school children.

ARGUMENTS OPPOSED: Repair and construction of sidewalks should be paid for on an annual basis from regularly budgeted funds.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *34*: FUNDING FOR WAYLAND MIDDLE SCHOOL RENOVATIONS AND ADDITIONS

Proposed by: *School Committee* *Estimated Cost: $9,770,000.00*

To determine whether the Town will vote to appropriate a sum of money for the design, reconstruction, construction, and equipment for Middle School facilities to be constructed on land owned by the Town at the present Wayland Middle School site in Wayland; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise, contingent upon the passage of a proposition two and one-half debt exemption ballot question at the Town election to be held on April 27, 1999.

FINANCE COMMITTEE COMMENTS: This article seeks funds to design, construct and furnish building additions and renovations at the Wayland Middle School. The 27,000 square feet of new construction includes 10 general classrooms, a technology lab, special education classrooms, and a 500 to 600 seat performing arts auditorium with additional parking. Renovations include reconfiguring classrooms and current open spaces to provide additional areas for special education, science, art, music and drama, administration and staff. The renovations also include upgrades to existing infrastructure (heat, air, electrical, septic, windows and doors). Furnishings and technology equipment for the new classrooms and some replacement furnishings for the existing classrooms are budgeted in the project's cost. Approximately 33% of the project's cost is for new construction and 28% is for renovations. The remainder is divided among code compliance (8%), escalation (3%), wastewater disposal (5%), soft costs (8%), contingency (9%), furnishings and equipment (3%), and technology hardware (3%). It is anticipated that construction would commence in the spring of 2000 and be completed by the fall of 2001. The State is expected to reimburse the Town for 61% of the project's cost.

ARGUMENTS IN FAVOR: Since 1990, the student enrollment at the Wayland Middle School has grown by 35%. All indicators point to significant further growth. The enrollment is expected to exceed the building's 700 student capacity by 2001. A "Building Capacity Study" conducted in 1997 and a 1998 "Middle School Feasibility Study" support the Wayland Middle School Building Committee's (MSBC) recommendation to renovate and enlarge the Middle School as proposed (a copy of the complete report is available at the Library, at the Wayland Public School's Office located in the Town Building (508) 358-7728, or contact the Middle School Renovation website at:
http://www.wayland.k12.ma.us/admin/schoolcomm/wms_building.html).
These study committees discussed alternative options but judged them to be too costly to implement and less aligned with the School's educational priorities. Due to student overcrowding, this project qualifies for 61% reimbursement from the State. Given the Town's strong credit rating, this is an excellent time to borrow for this project. Currently the educational programs with the Middle School are being compromised due to inadequate instructional space. The proposed project will bring the building into full compliance with all life and safety codes, greatly improve the air quality, replace thirty-year-old classroom furniture, equip the building technologically for the 21st century, and provide attractive instructional spaces for all academic programs. A 500- to 600-seat performing arts auditorium highlights this project and will serve the entire Wayland community.

If this article passes, the project will proceed as follows. Under the guidance of the MSBC, an architect will be chosen and they will complete construction bid documents within 8 to 10 months. Then the project will go out to bid, leading to a construction start in the spring of 2000. Construction will proceed,

disrupting the continued operation of the Middle School as little as possible and leading to the use of the renovated Middle School for the school year beginning in September 2001.

In short, this is a timely project that will ensure the continuation of our outstanding Middle School program while providing the community with a needed resource in the form of the performing arts auditorium.

ARGUMENTS OPPOSED: Although 61% of the project's cost is expected to be reimbursed by the State, the Town's main revenue source, residential real estate taxes, will need to be raised to pay the Town's share of this project. A scaled-back project that eliminates or reduces the size of the performing arts auditorium and/or delays technology equipment and replacement furniture purchases would satisfy some of the primary needs of the Middle School while lessening the anticipated property tax increase.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *35*: MODULAR GYMNASIUM FOR THE LOKER SCHOOL

Proposed by: *School Committee* *Estimated Cost: $400,000.00*

To determine whether the Town will vote to appropriate a sum of money for the purchase and installation of a modular gymnasium at the Loker School; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise, contingent upon the passage of a proposition two and one-half debt exemption ballot question at the Town election to be held on April 27, 1999.

FINANCE COMMITTEE COMMENTS: Unlike the two other elementary schools in Wayland, Loker School does not currently have a true gymnasium, relying instead on a joint gymnasium/cafeteria. This article proposes to add a modular gymnasium to the site.

ARGUMENTS IN FAVOR: Increasing enrollments force longer lunchtimes, which makes less time available for use as a gymnasium. Adding a gymnasium via modular construction is a cost effective way to resolve this problem and provide needed space at Loker for physical education. The proposed addition will also help satisfy the town's growing needs for additional recreational space.

ARGUMENTS OPPOSED: The funds required for the proposed Loker gymnasium might better be used elsewhere.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *36*: ACCEPT PORTION OF LAKESHORE DRIVE AS A TOWN ROAD

Proposed by: *Petitioners* *Estimated Cost: Unknown*

To determine whether the Town will vote to instruct the Board of Road Commissioners to take all necessary steps to accept Lakeshore Drive as the road currently is as a town road between residence addresses 4 and 138 and inclusive of Sequin Path. The acceptance process shall be completed by October 2000 and ready for the town meeting vote in April 2001.

FINANCE COMMITTEE COMMENTS: Lakeshore Drive is a private way with public access which was paved in the 1980s with funds received through a Federal Grant Program. Lakeshore Drive is a one-way road which is extremely narrow and winds around a portion of Dudley Pond. It is the opinion of the petitioners that the road will need to be re-paved in five to ten years and that only minor repairs will be necessary before that point. Due to the road's proximity to Dudley Pond and the current drainage problems, there is also concern that there could be significant runoff into Dudley Pond.

The petitioners have formally made this request to the Board of Road Commissioners ("BoRC") in the past and their request has been rejected.

ARGUMENTS IN FAVOR: The petitioners wish the Town to accept Lakeshore Drive and repair the problems that have been plaguing them for years. Problems with drainage are causing some residents to have flooding directly in front of their homes. Additionally, any further deterioration of the road combined with this poor drainage could lead to further runoff to Dudley Pond. The petitioners are also concerned that because the road is a private way the police have limited jurisdiction over vehicles that obstruct public access.

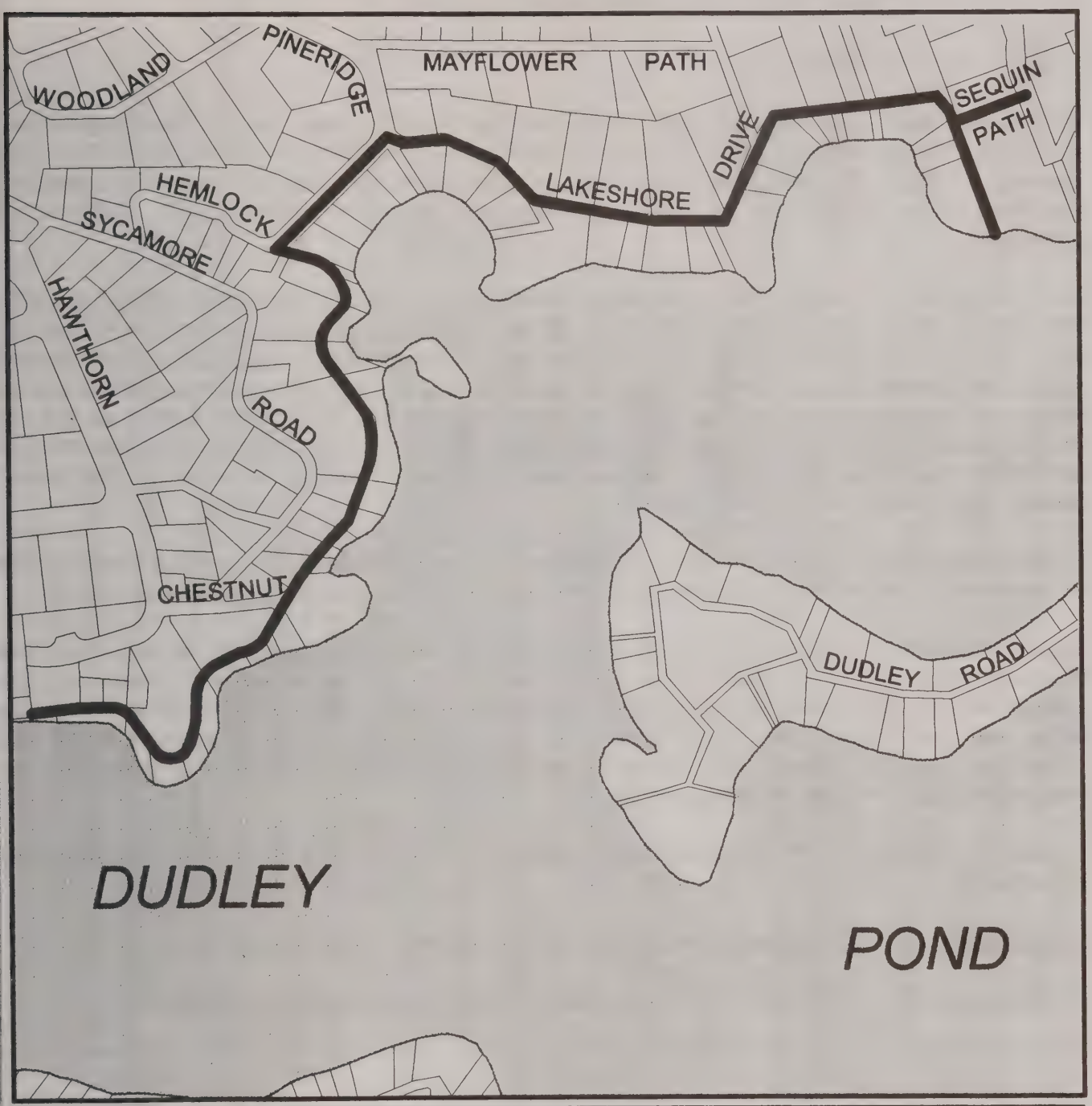
This situation has become a source of frustration to the Lakeshore Drive residents for many years and should be resolved by the Town.

ARGUMENTS OPPOSED: Only the Board of Road Commissioners has the authority to initiate the process of accepting this portion of Lakeshore Drive as a Town road. With the approval of the BoRC, there is a standard process which must be followed which includes public hearings, preparation of detailed plans and surveys of the area, and eventually approval at Town Meeting.

According to the Highway Department and the BoRC, Lakeshore Drive is a substandard road which could be extremely difficult and costly to be brought up to the minimum level of standards and guidelines. Issues such as the narrowness of the road, drainage problems, deficient retaining walls and problems relative to easements and property encroachment make this project extremely complicated. It would be irresponsible to circumvent the established procedures and accept the road in its current condition.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 82, Section 23.



TOWN OF WAYLAND
PROPOSED ROAD ACCEPTANCE
UNDER ARTICLE 36
WAYLAND ANNUAL
TOWN MEETING 1999

Proposed acceptance of Lakeshore Drive

100 0 100 200 300 Feet
30 0 30 60 90 Meters

SURVEY DEPARTMENT
41 COCHITUATE ROAD
WAYLAND, MA 01778

ARTICLE 37: AMEND ZONING BY-LAW BY CHANGING §198-703.2 OF ARTICLE 7, AREA, YARD AND BULK REGULATIONS

Proposed by: *Planning Board*

To determine whether the Town will vote to amend existing Article 7, Area, Yard and Bulk Regulations, of the Zoning By-Law of the Town of Wayland by deleting the first sentence of existing §198-703.2, and replacing it with the following new first sentence; and by amending Article 8, Table of Dimensional Requirements, as attached; and as follows (deletions are indicated by brackets ([]), additions are underlined):

703.2. At each side of every dwelling house there shall be a side yard [] meeting the setbacks in §198-801, Table of Dimensional Requirements; except that any existing lot shown on a plan, or described in a deed, recorded in the Registry of Deeds that conformed, or was considered to conform, to the area and frontage requirements on, but not after, December 15, 1998, shall be considered to conform to this Zoning Bylaw; and any existing structure that was in compliance with regulations respecting location on, but not after, December 15, 1998, shall be considered to be in compliance with this Zoning Bylaw; and except in any specific case when an existing lot has less than the minimum frontage prescribed by this Zoning Bylaw.

FINANCE COMMITTEE COMMENTS: This article proposes to amend the Zoning By-Laws by increasing the 15-foot side-yard setback for larger residence zone districts to 20 feet or 30 feet depending on lot size.

FINANCE COMMITTEE'S ARGUMENTS IN FAVOR: When the Town increased residential lot sizes, there was no change to the 15-foot side-yard setback. As a result, new homes were constructed close to the side setback line and therefore in close proximity to the abutting house, which is out of character with the larger residential zoned areas. Not changing the side-yard setback was an apparent oversight and establishing the wider setbacks will create more space between homes, which was the intent when the larger residential zones were originally established.

ARGUMENTS OPPOSED: The proposed article might be viewed as too restrictive for new home construction.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

Town of Wayland
Table of Dimensional Requirements

					Minimum Yard Setbacks[14]				Maximum Height[4]	
					Front		Rear	Side	The Lesser of	
Districts	**Use**	**Minimum Lot Area[1] (sq ft)**	**Maximum Lot Coverage**	**Minimum Frontage (ft)**	**From Lot Line (ft)**	**From ROW Center Line (ft)**	**From Lot Line (ft)**	**From Lot Line (ft)**	**Feet**	**Stories**
Single Residence		20,000[15]	20%	120	30[2]	55	30	15[3]	35	2 1/2
		30,000[15]	20%	150	30[2]	55	30	20[3]	35	2 1/2
		40,000[15]	20%	180	30[2]	55	30	25[3]	35	2 1/2
		60,000[15]	20%	210	30[2]	55	30	30[3]	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	[7]	20%	[7]	60	55	30	15[3]	35	2 1/2
	Permitted nonresidential uses	40,000	20%	200[6]	60		30	30	35	2 1/2
Business A	Retail, offices, services, trades, etc	[8]	75% (70% corner lot)	[8]	30[2]	55	15	15[3]	35	
	Auto service and repair garage	30,000	25%	125	40		25[9,10]	25[9,10]	35	
	Auto sales, service and repairs	2 acres	25%	200	40		25[9,10]	25[9,10]	35	
	Gasoline service stations	40,000	25%	200	40[10]		25[9,10]	25[9,10]	35	

ARTICLE *38*: WATER SYSTEM IMPROVEMENTS

Proposed by: *Board of Water Commissioners* *Estimated Cost: $83,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Water Commissioners for water system improvements; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by grants received from the Commonwealth or Federal Government, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: The current water main on Lodge Road enters from both ends of the street and dead-ends in the middle. Dead-ended water systems are subject to stagnation and taking considerably longer to clear aberrations in the system such as the recent high iron content situation. Additionally, there is no fire hydrant on the street and this project would add one. Finally, by connecting the two systems, residents in the area would have a more reliable system in the event of a water main break. Since there is currently a paving betterment underway, it would make sense to correct this situation while the road is being excavated rather than dig it up after it has been freshly paved.

ARGUMENTS IN FAVOR: This project corrects a stagnation problem, improves fire protection and increases the water delivery reliability of the entire area. It would also be better for the town and the life of the road to do it while the road is being rebuilt rather than having to open it at a later date.

ARGUMENTS OPPOSED: The town will bear the cost of the water main upgrade. The system operates adequately now.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Sections 7 and 8.

ARTICLE *39*: AMEND CHAPTER 158, ARTICLE II, SECTION 158-3 OF THE CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS)

Proposed by: *Petitioners*

To determine whether the Town will vote to amend Chapter 158, Article II, Section 158-3 of the Code of the Town of Wayland (General By-Laws) (see Appendix "D") by replacing the first sentence thereof with the following new sentence:

"Prior to commencing the construction, alteration, or reconstruction of any road, bridge, or sidewalk where pavement is to be placed where none exists at the time, (1) the town governmental body or official having authority to undertake this work shall hold a public hearing to explain the project and receive the public's views and (2) the Conservation Commission and the Planning Board shall each approve said project in writing and together document the likely environmental and aesthetic impacts resulting therefrom."

FINANCE COMMITTEE COMMENTS: This article proposes a change of the by-law to require that no paving that results in an increase of the pavement width or its relocation be undertaken without first holding a public hearing and obtaining approval of the Conservation Commission and the Planning Board.

ARGUMENTS IN FAVOR: Widening of the roads is contrary to public opinion and increases reconstruction costs.

ARGUMENTS OPPOSED: This article is not needed, and it overburdens boards that are already overworked. The current by-law already includes restrictions on widening (altering) of pavement widths, and the current by-law already provides for a public forum to address this matter. The Conservation Commission already reviews all road projects that pass through wetlands, and the Planning Board already reviews all projects that relocate roads. Moreover, amending a by-law is not the proper remedy for lack of enforcement of an existing by-law.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE *40*: DESIGN AND CONSTRUCT SEWER LINE CONNECTIONS TO THE WAYLAND TOWN BUILDING

Proposed by: *Board of Selectmen* *Estimated Cost: $40,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Wayland Wastewater Management District Commission for the design and construction of a sewer pipeline running from the rear of the Wayland Town Building across Pelham Island Road and Blacksmith Green to Boston Post Road (Route 20) in order to connect the Wayland Town Building to the sewer system constructed or to be constructed therein; and to determine whether such appropriation shall be provided by taxation, by transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: Funds are requested to connect the Town Building to the proposed Wastewater Management District Commission (WMDC) Route 20 sewer line. The project involves purchase and installation of 600 feet of 1-1/2 inch PVC pipe. It also includes the purchase and installation of a grinder pump. The engineering estimate allows for design and construction contingencies. Construction of the Route 20 sewer line is expected to commence during FY 2000.

ARGUMENTS IN FAVOR: Connecting to the WMDC infrastructure will eliminate septic tank/leaching field repairs, pumping expenses and possible future septic tank/leaching field replacement. The WMDC has currently allocated a portion of the wastewater treatment plant's limited capacity to servicing the Town Building. If the Town delays its decision, sufficient capacity might not be available at a later date.

ARGUMENTS OPPOSED: A memo from the Board of Health dated February 11, 1998 concluded "that the existing septic system, as designed, with the exception of an undersized pump chamber, would accommodate the proposed increased flow rates" estimated to occur when the Children's Way relocates to the Town Building. A recent independent engineering study commissioned by the Children's Way confirmed the Board of Health report. Annual wastewater treatment expenses will be incurred once connected to the WMDC system.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

Town of
Wayland
Massachusetts
Town Surveyor's Office
41 Cochituate Road, Wayland, MA 01778
Proposed Town Hall
Sewer Connection
Article 40, 1999
Annual Town Meeting
Project
1999 ATM Art 40
Date
3/17/99
Scale
None
COCHITUATE
ROAD
MILLBROOK
LIBRARY
BOSTON POST ROAD
PELHAM ISLAND ROAD
Proposed Sewer
Line
Town Hall

ARTICLE *41*: CONDITION SURVEY AND MASTER PLAN FOR IMPROVEMENTS TO OPEN DRAINAGE SYSTEMS

Proposed by: *Board of Road Commissioners* *Estimated Cost: $100,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners to conduct a condition survey of all open channel flow drainage systems throughout the Town and to develop a master plan for remedial work to storm water management systems; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: These funds would cover the cost of a Town-wide survey of all open channel drainage systems and their condition and would establish a master plan for routine maintenance and remedial work in addressing storm water management issues.

FINANCE COMMITTEE'S ARGUMENTS IN FAVOR: Many of the open channels, also known as gullies or ditches, have become overgrown and filled-in to the point that they no longer drain properly. Since their poor condition may adversely affect road drainage, they need to be cleared and maintained.

ARGUMENTS OPPOSED: This expenditure is too much for yet another study. Highway Department staff may inspect and clear the ditches as they see fit.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *42*: INSTALLATION OF A RECYCLED WASH WATER HOLDING TANK

Proposed by: *Board of Road Commissioners* *Estimated Cost: $25,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners for the design and installation of a 10,000-gallon holding tank for storage of recycled wash water to supplement the existing wash water system at the Highway Department Garage; and to determine whether said appropriation shall be provided by taxation, transfer from unappropriated available funds, transfer from funds appropriated for another purpose, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: This article seeks funds to install a town-owned 10,000-gallon, double wall, fiberglass, underground storage tank and connect it to the existing 850-gallon wash water holding tank. The wash water storage system collects dirty wash water generated when rinsing the sander trucks, the sweeper and other apparatus inside the Highway garage.

FINANCE COMMITTEE'S ARGUMENTS IN FAVOR: The Massachusetts Department of Environmental Protection's (DEP) ban on outside truck and equipment washing at the Highway garage has overtaxed the current wash water holding tank. In addition, frequent hauling and disposal of collected wash water in small gallon increments (800 gallons) is costly. Operational efficiencies and hauling and disposal savings would be realized by this tank installation.

FINANCE COMMITTEE'S ARGUMENTS OPPOSED: The DEP and the Town are currently in negotiations concerning the ban on outside washing at the Highway garage. The outcome of these discussions is unknown at this time. It is possible that the proposed installation and use of the 10,000-gallon tank will not comply with the negotiated settlement and therefore be a wasted effort. It would be prudent to wait until an agreement is reached between the DEP and the Town before authorizing this expenditure.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

ARTICLE *43*: AMEND CHAPTER 19 (FINANCE) OF THE CODE OF THE TOWN OF WAYLAND (GENERAL BY-LAWS)

Proposed by: *Petitioners*

To determine whether the Town will vote to amend Chapter 19 (Finance) of the Code of the Town of Wayland (General By-Laws), (see Appendix "E") by adopting a new §19-7, which shall read as follows:

"Unless exempt pursuant to the provisions of Massachusetts General Laws Chapter 30B, the Uniform Procurement Act, the town's procurement officer shall obtain bid quotations in accordance with said Act for every capital outlay expenditure in advance of its authorization at a town meeting. Said quotations shall be on file with the town clerk for public inspection at least seven days before the annual meeting and at least fourteen days before any special town meeting."

FINANCE COMMITTEE COMMENTS: Currently, requests for capital expenditures as part of the Omnibus Budget do not require firm bid quotations pursuant to the provisions of the Uniform Procurement Act (Massachusetts General Laws Chapter 30B). Instead, boards and departments make estimates based on past experience and/or "pre-quotes."

PETITIONERS' ARGUMENTS IN FAVOR: It makes good public policy to regularly review and understand how well the capital procurement program is being implemented. A five-year capital plan certainly provides ample opportunity to develop a comprehensive set of capital equipment specifications. The capital planning process should provide adequate opportunity to identify the financial requirements and the financial impact upon the Town. Most recently there have been capital purchase episodes that were not properly identified to the taxpayer at Town Meeting and the combined financial impact was not indicated. The taxpayer has the right to expect that the capital financial position of the Town is positioned as competitive and the financial interests well served and well defended.

ARGUMENTS IN FAVOR: Requests for capital items are not currently well thought out. Under the present system, it is difficult for voters to know exactly what the specification of the requested capital item is.

ARGUMENTS OPPOSED: Requiring formal bid quotations in advance of Town Meeting requires considerable efforts on the part of boards/departments and vendors alike. This time would end up being for nothing in the event that the purchase was not approved. Bids typically have a life of 30 days, so most would expire prior to the expenditure of funds, rendering the initial bid worthless and requiring a new one. Most importantly, vendors would end up having to reveal information to competitors. Finally,

nothing in the proposed article would require the purchase of capital items exactly to the specification in the request for quotation.

RECOMMENDATION: The Finance Committee recommends against approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 21.

ARTICLE *44*: ACQUIRE REID PROPERTY, 42 RICH VALLEY ROAD

Proposed by: *Conservation Commission* *Estimated Cost: $40,000.00*

To determine whether the Town will vote to (a) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise, for conservation purposes, the fee or any lesser interest in all or any part of the parcel of land located off Rich Valley Road, Wayland, Massachusetts, described in a deed recorded with the Middlesex South Registry of Deeds in Book 26996, Page 467, containing 3.94 acres, more or less; (b) appropriate a sum of money to compensate the owner or and/or acquire said parcel of land; and (c) provide for said appropriation by taxation, transfer from unappropriated available funds, transfer from funds appropriated for other purposes, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: This property is on the Conservation Commission's Open Space Plan. The parcel contains a small network of trails that neighbors use and is mostly woods and stone walls. The rear portion of the site contains a stream and vegetated wetland. There is almost 400 feet of frontage along the railroad track (see map accompanying Article 16.)

An independent appraisal was completed which values the property at $80,000. The owner is willing to sell the property to the Town of Wayland for $40,000 and is currently in the process of drafting a purchase and sale agreement. Any agreement between the owner and the Town will be contingent upon the approval by the Town at the Annual Town Meeting.

ARGUMENTS IN FAVOR: This 3.94 acre parcel is on the Conservation Commission's Open Space Plan and acquisition of this parcel will help Wayland further its growth management goals. Acquiring this parcel will provide a buffer along the future rail trail and may provide a resting spot for the trail's users. Although the land is not in immediate danger of being developed due to frontage restrictions, it is possible that a developer could combine this parcel with an adjacent parcel to enable development of the combined parcel.

ARGUMENTS OPPOSED: As the lot does not have the required frontage, it is unlikely that any development would take place in the near future. Although this parcel could provide a resting or picnic area for the rail trail, the rail trail is years from completion.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.

ARTICLE *45*: ACQUIRE PARCELS OF LAND AROUND DUDLEY POND

Proposed by: *Board of Selectmen* *Estimated Cost: $500.00*

To determine whether the Town will vote to (a) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, eminent domain, gift or otherwise, for highway, recreation, conservation or other municipal purposes the fee or any lesser interest in all or any part of the parcels of land located on Lakeshore Drive, Knollwood Lane and Priscilla Path shown as areas of interest highlighted in red on a plan entitled "Town of Wayland Proposed Right of Way Takings" dated December 9, 1998, prepared by the Wayland Town Surveyor, a copy of which plan is on file in the Office of the Town Clerk; (b) appropriate a sum of money to be expended by the Board of Selectmen to compensate the owners of said parcels of land and/or for the acquisition of said parcels of land; and (c) provide for said appropriation by taxation, transfer from unappropriated available funds, transfer from available funds appropriated for other purposes, by borrowing, or otherwise.

FINANCE COMMITTEE COMMENTS: The purpose of this article is to authorize the Selectmen to acquire parcels of land abutting Dudley Pond, thereby ensuring control over access routes to the Pond.

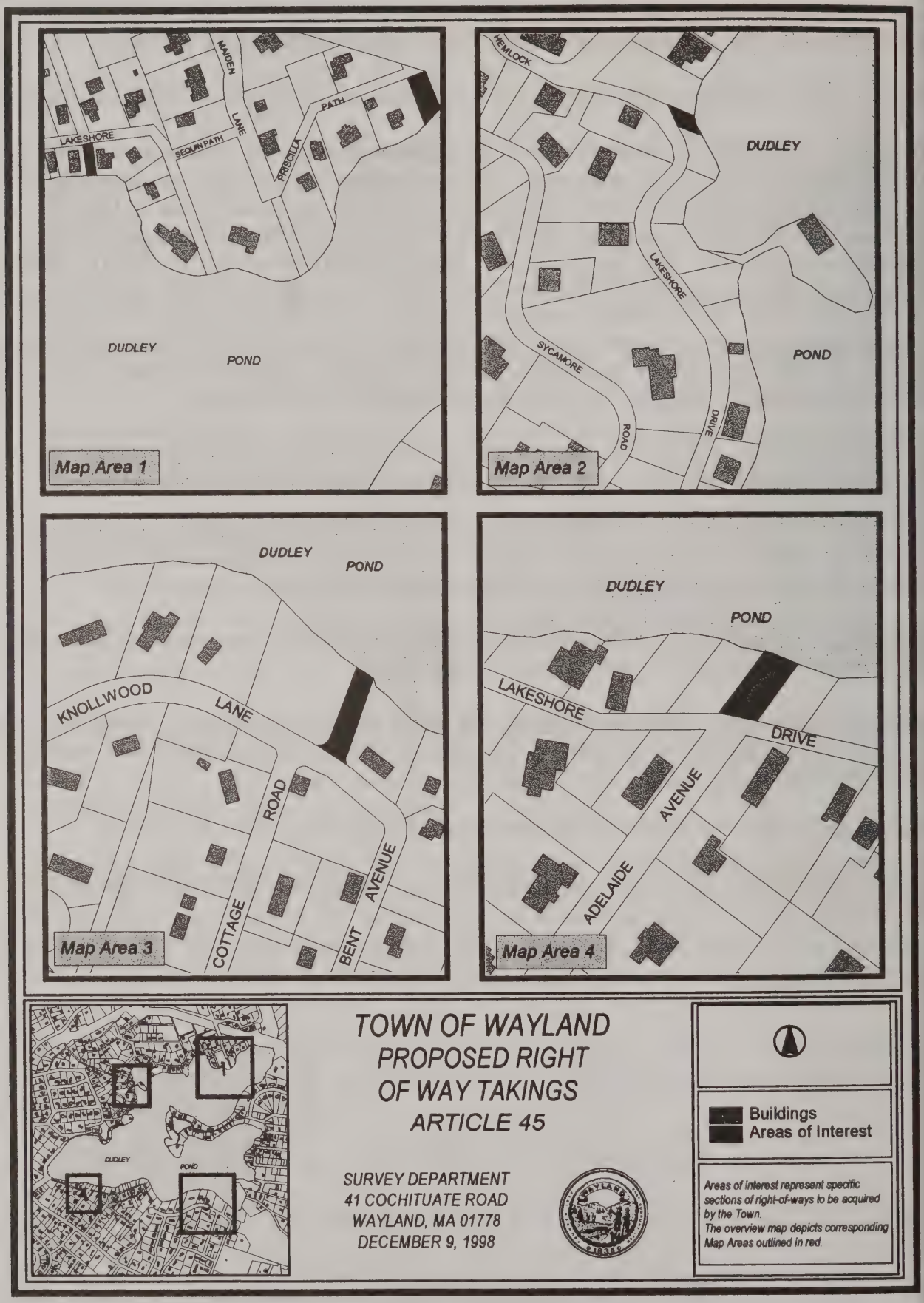
The Town has become aware of efforts by some residents to construct docks on these parcels of land. This article addresses the Selectmen's concerns that the access routes be unobstructed for public safety reasons. It is also their view that all local residents enjoy unobstructed access to the Pond.

ARGUMENTS IN FAVOR: It is in the best interest of public safety that these parcels of land be acquired by the Town and be designated as public rights of way.

ARGUMENTS OPPOSED: These parcels of land are legally owned by abutters who should have the right to do with them as they wish. As long as these parcels are physically unobstructed, there should be no public safety issue.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.


MAIDEN
LANE
PATH
LAKESHORE
SEQUIN PATH
PRISCILLA
DUDLEY
POND
Map Area 1
HEMLOCK
DUDLEY
LAKESHORE
SYCAMORE
ROAD
DRIVE
POND
Map Area 2
DUDLEY
POND
KNOLLWOOD
LANE
ROAD
COTTAGE
BENT
AVENUE
Map Area 3
DUDLEY
POND
LAKESHORE
DRIVE
AVENUE
ADELAIDE
Map Area 4
DUDLEY
POND
TOWN OF WAYLAND
PROPOSED RIGHT
OF WAY TAKINGS
ARTICLE 45
SURVEY DEPARTMENT
41 COCHITUATE ROAD
WAYLAND, MA 01778
DECEMBER 9, 1998
Buildings
Areas of Interest
Areas of interest represent specific sections of right-of-ways to be acquired by the Town.
The overview map depicts corresponding Map Areas outlined in red.

ARTICLE *46*: ACCEPT GIFTS OF LAND

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to accept real property or interests in real property which have been tendered to it as a gift, by devise, or otherwise.

FINANCE COMMITTEE COMMENTS: This standard article allows the Town to accept gifts of land.

ARGUMENTS IN FAVOR: Acquisition of land by the Town gives the Town more control over the use of such land.

ARGUMENTS OPPOSED: Land given to the Town may result in a slight loss of taxable real estate.

QUANTUM OF VOTE: Majority.

ARTICLE *47*: SELL OR TRADE VEHICLES AND EQUIPMENT

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to authorize the Board of Selectmen to sell or otherwise dispose of certain surplus vehicles, equipment, or other personal property in connection with the purchase of new vehicles, equipment or other personal property.

Highway Department	(1)	MT Trackless multi-purpose tractor	1985
	(1)	GMC 4 x 4 utility truck	1988
	(1)	One-ton roller	1969

FINANCE COMMITTEE COMMENTS: This standard article allows the Town to sell used vehicles or other personal property.

ARGUMENTS IN FAVOR: The selling of used property contributes to the Town's general fund.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority.

ARTICLE *48*: AUTHORIZE TREASURER TO BORROW

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to authorize the Treasurer, with the approval of the Selectmen, to borrow monies from time to time in anticipation of the revenue of the fiscal year beginning July 1, 1999 in accordance with the provisions of Massachusetts General Laws Chapter 44, Section 4 and Chapter 849 of the Acts of 1969, both as amended, and to issue a note or notes therefor, payable within one year, and to renew any note or notes that may be given for a period of less than one year in accordance with the provisions of Massachusetts General Laws Chapter 44, Section 17, as amended.

FINANCE COMMITTEE COMMENTS: This standard article provides for short-term borrowing in case of need, pending collection of real estate taxes.

ARGUMENTS IN FAVOR: This article allows the Town flexibility in managing its finances.

ARGUMENTS OPPOSED: The Finance Committee is not aware of any.

RECOMMENDATION: The Finance Committee recommends approval. Vote: Unanimous.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws, Chapter 44, Section 4.

WARRANT

for the

SPECIAL TOWN MEETING OF 1999

Town of Wayland in the County of Middlesex

To any of the Constables of the Town of Wayland, Greetings:

In the name of the Commonwealth of Massachusetts you are hereby required to notify all residents of the Town of Wayland who shall be qualified to vote in accord with the provisions of General Laws Chapter 51, Section 1, to meet in the Wayland High School Field House on

MONDAY, MAY 3, 1999 AT 8:30 P.M.

or as soon thereafter as the Article then under discussion in the Annual Meeting is disposed of, then and there to act on the following Articles.

(Notice: The Finance Committee has not had an opportunity to meet to discuss the articles in this warrant and therefore will defer commentary and recommendations until the Special Town Meeting.

The Finance Committee always prefers to have written comments in the Warrant on all articles. We strongly encourage all departments and petitioners to submit their articles by December 15th allowing for an orderly review of all articles by the Finance Committee.)

STM ARTICLE *1*: RESOLUTION TO SUPPORT COMMUNITY PRESERVATION ACT

Proposed by: *Conservation Commission*

To determine whether the Town will vote to adopt a resolution to support the proposed Community Preservation Act.

QUANTUM OF VOTE: Majority.

STM ARTICLE *2*: EXTEND TERM OF DOG CONTROL BY-LAW STUDY COMMITTEE

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to extend the term and date to make a report to town meeting of the Dog Control By-Law Study Committee from the 1999 Annual Town Meeting to the 2000 Annual Town Meeting.

QUANTUM OF VOTE: Majority.

STM ARTICLE *3*: REVISE PAINE ESTATE ACCESS AND UTILITIES EASEMENT

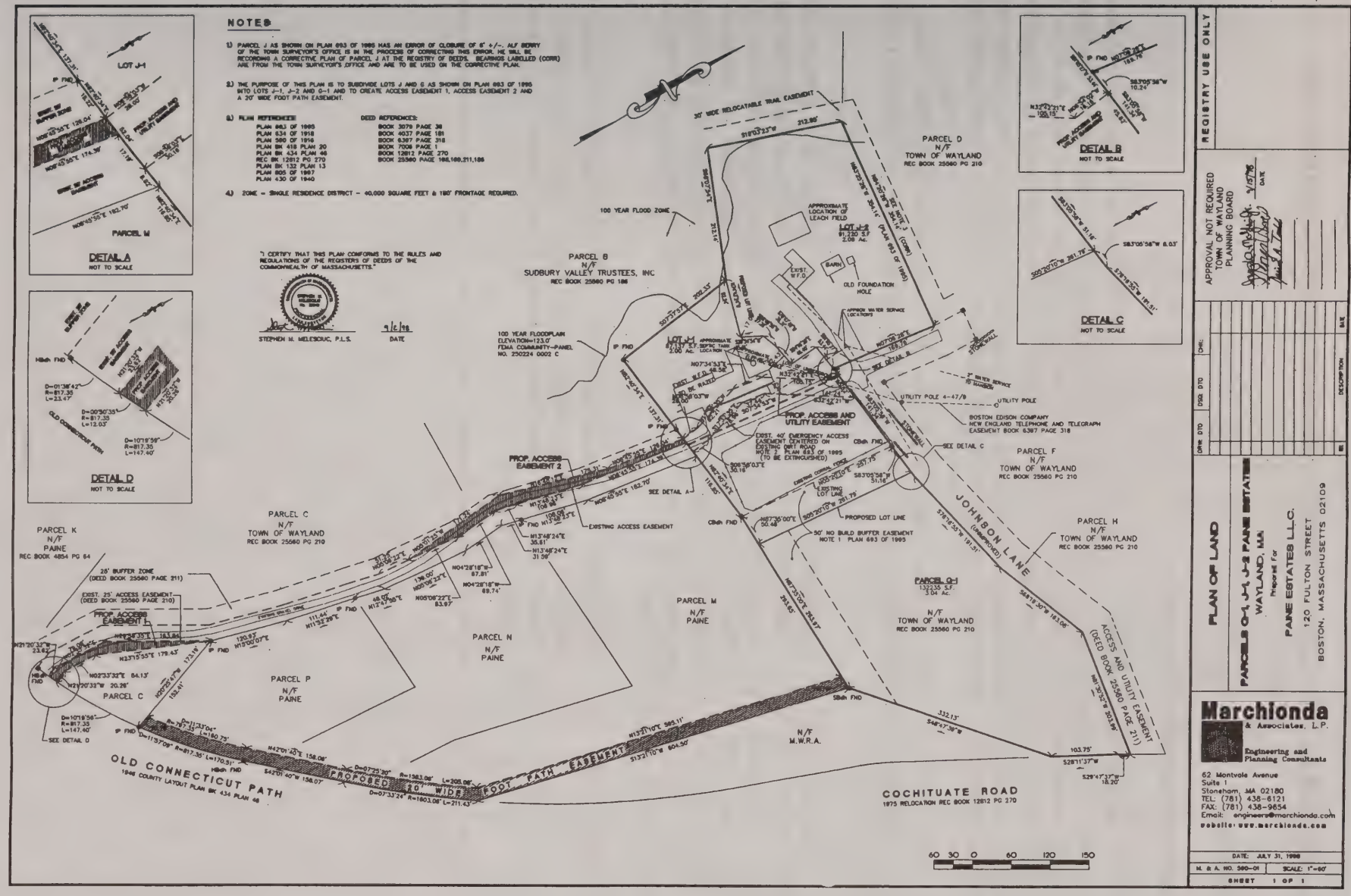
Proposed by: *Board of Selectmen*

To determine whether the Town will vote to:

(a) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to transfer the care, custody, management and control of the land located off Old Connecticut Path, Wayland, Massachusetts shown as "PROP. ACCESS EASEMENT 1" and "PROP. ACCESS EASEMENT 2" on the Plan entitled "Plan of Land, Parcels G-1, J-1, J-2 Paine Estates, Wayland, MA" dated July 31, 1998, by Marchionda & Associates, L.P., Engineering and Planning Consultants, which plan is on file in the Office of the Town Clerk, to the Board of Selectmen for the purpose of granting a permanent easement in, on, under, over, across and through said areas of land for access and utilities purposes; and

(b) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to grant a permanent easement in, on, under, over, across and through said areas of land for access and utilities purposes.

QUANTUM OF VOTE: (a) Two-thirds – see Massachusetts General Laws Chapter 40, Section 15A.
(b) Majority – see Massachusetts General Laws Chapter 40, Section 3.


NOTES
1) PARCEL J AS SHOWN ON PLAN 693 OF 1995 HAS AN ERROR OF CLOSURE OF 6' +/-. ALF BERRY OF THE TOWN SURVEYOR'S OFFICE IS IN THE PROCESS OF CORRECTING THIS ERROR. HE WILL BE RECORDING A CORRECTIVE PLAN OF PARCEL J AT THE REGISTRY OF DEEDS. BEARINGS LABELLED (CORR) ARE FROM THE TOWN SURVEYOR'S OFFICE AND ARE TO BE USED ON THE CORRECTIVE PLAN.
2) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS J AND G AS SHOWN ON PLAN 693 OF 1995 INTO LOTS J-1, J-2 AND G-1 AND TO CREATE ACCESS EASEMENT 1, ACCESS EASEMENT 2 AND A 20' WIDE FOOT PATH EASEMENT.
3) PLAN REFERENCES
PLAN 693 OF 1995
PLAN 634 OF 1918
PLAN 580 OF 1916
PLAN BK 418 PLAN 20
PLAN BK 434 PLAN 46
REC BK 12812 PG 270
PLAN BK 132 PLAN 13
PLAN 805 OF 1967
PLAN 430 OF 1940
DEED REFERENCES:
BOOK 3079 PAGE 38
BOOK 4037 PAGE 181
BOOK 6387 PAGE 318
BOOK 7008 PAGE 1
BOOK 12812 PAGE 270
BOOK 25560 PAGE 188,189,211,186
4) ZONE - SINGLE RESIDENCE DISTRICT - 40,000 SQUARE FEET & 180' FRONTAGE REQUIRED.
I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
STEPHEN M. MELESCIUC, P.L.S.
9/6/99
DATE
DETAIL A
NOT TO SCALE
DETAIL B
NOT TO SCALE
DETAIL C
NOT TO SCALE
DETAIL D
NOT TO SCALE
LOT J-1
PARCEL M
PARCEL D
N/F
TOWN OF WAYLAND
REC BOOK 25560 PG 210
30' WIDE RELOCATABLE TRAIL EASEMENT
PARCEL B
N/F
SUDBURY VALLEY TRUSTEES, INC
REC BOOK 25560 PG 186
100 YEAR FLOOD ZONE
100 YEAR FLOODPLAIN ELEVATION=123.0' FEMA COMMUNITY-PANEL NO. 250224 0002 C
APPROXIMATE LOCATION OF LEACH FIELD
LOT J-2
97,230 S.F.
2.00 AC.
EXIST. W.F.D.
BARN
OLD FOUNDATION HOLE
APPROX WATER SERVICE LOCATION
PROP. ACCESS AND UTILITY EASEMENT
EXIST. 40' EMERGENCY ACCESS EASEMENT CENTERED ON EXISTING DIRT ROAD NOTE 2 PLAN 693 OF 1995 (TO BE EXTINGUISHED)
UTILITY POLE 4-47/8
BOSTON EDISON COMPANY NEW ENGLAND TELEPHONE AND TELEGRAPH EASEMENT BOOK 6387 PAGE 318
PARCEL F
N/F
TOWN OF WAYLAND
REC BOOK 25560 PG 210
JOHNSON LANE
(UNIMPROVED)
PROP. ACCESS EASEMENT 2
EXISTING ACCESS EASEMENT
EXISTING LOT LINE
PROPOSED LOT LINE
50' NO BUILD BUFFER EASEMENT NOTE 1 PLAN 693 OF 1995
PARCEL C
N/F
TOWN OF WAYLAND
REC BOOK 25560 PG 210
PARCEL K
N/F
PAINE
REC BOOK 4854 PG 64
25' BUFFER ZONE (DEED BOOK 25560 PAGE 211)
EXIST. 25' ACCESS EASEMENT (DEED BOOK 25560 PAGE 210)
PROP. ACCESS EASEMENT 1
PARCEL N
N/F
PAINE
PARCEL P
N/F
PAINE
PARCEL G-1
132,235 S.F.
3.04 AC.
PARCEL H
N/F
TOWN OF WAYLAND
REC BOOK 25560 PG 210
ACCESS AND UTILITY EASEMENT (DEED BOOK 25560 PAGE 211)
N/F
M.W.R.A.
OLD CONNECTICUT PATH
1845 COUNTY LAYOUT PLAN BK 434 PLAN 46
PROPOSED 20' WIDE FOOT PATH EASEMENT
COCHITUATE ROAD
1975 RELOCATION REC BOOK 12812 PG 270
60 30 0 60 120 150
REGISTRY USE ONLY
APPROVAL NOT REQUIRED
TOWN OF WAYLAND
PLANNING BOARD
9/9/99
DATE
DATE DTD
DRWL DTD
CHKD.
DATE
DESCRIPTION
BY
PLAN OF LAND
PARCELS G-1, J-1, J-2 PAINE ESTATES
WAYLAND, MA
Prepared For
PAINE ESTATES L.L.C.
120 FULTON STREET
BOSTON, MASSACHUSETTS 02109
Marchionda
& Associates, L.P.
Engineering and Planning Consultants
62 Montvale Avenue
Suite 1
Stoneham, MA 02180
TEL: (781) 438-6121
FAX: (781) 438-9654
Email: engineers@marchionda.com
website: www.marchionda.com
DATE: JULY 31, 1998
M. & A. NO. 390-01
SCALE: 1"=60'
SHEET 1 OF 1

STM ARTICLE 4: SELL OR EXCHANGE LANDS ON WOODLAND ROAD AND MAYFLOWER PATH

Proposed by: *Board of Selectmen*

To determine whether the Town will vote to:

(a) instruct the Board of Selectmen, with the approval of Town Counsel as to form, to transfer the care, custody, management and control of all or any portion of the parcels of land on 1.) Woodland Road, Wayland, Massachusetts, known and numbered as 51 Woodland Road and shown as Lot 45 on Assessors Map 42D; and 2.) Mayflower Path, Wayland, Massachusetts, known and numbered as 6 Mayflower Path and shown as Lot 48 on Assessors Map 42D to the Board of Selectmen for the purpose of selling, conveying, transferring, exchanging or otherwise disposing of all or any portion of said parcels of land;

(b) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to sell, convey, transfer, exchange or otherwise dispose of all or any portion of the parcels of land described in Paragraph (a) above; and

(c) authorize the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, eminent domain, gift or otherwise, for municipal purposes, the fee or any lesser interest in all or any part of the parcel of land located on Mayflower Path, Wayland, Massachusetts, shown as Lot 47A on Assessors Map 42D; appropriate a sum of money to be expended by the Board of Selectmen for the acquisition of said land or interest therein; and to determine whether such appropriation shall be provided by taxation, transfer from unappropriated funds, by transfer from funds already appropriated for another purpose, by borrowing, or otherwise.

QUANTUM OF VOTE:
(a) Two-thirds – see Massachusetts General Laws Chapter 40, Section 15A.
(b) Majority – see Massachusetts General Laws Chapter 40, Section 3.
(c) Two-thirds – see Massachusetts General Laws Chapter 40, Section 14 and Chapter 44, Section 7.

Town of
Wayland
Massachusetts
Town Surveyor's Office
41 Cochituate Road, Wayland, MA 01778
Sell or Exchange Lands
Woodland Road &
Mayflower Path
Article 4, April 1999
Special Town Meeting
Project
1999 STM Art 4
Date
3/22/99
Scale
None
Article 4
Special Town Meeting
PURITAN PATH
WOODLAND ROAD
MAYFLOWER PATH
ROAD
DRIVE
MONA PATH
DRIVE
SHORE
LAKE
DUDLEY
POND
RIDGE
PINE
ACCESS EASEMENT
AQUEDUCT
HULTMAN
PATH
ORONO PATH
ROAD
PILGRIM
ROAD
WOODLAND
ROAD
HEMLOCK
ROAD
SYCAMORE
Town of Wayland
Wayland Housing Authority
T.O.W.

STM ARTICLE 5: SUPPLEMENT FUNDS APPROPRIATED FOR RECONSTRUCTION OF INTERSECTION OF ROUTE 30 AND OAK STREET

Proposed by: *Board of Road Commissioners* *Estimated Cost: $145,000.00*

To determine whether the Town will vote to appropriate a sum of money to be expended by the Board of Road Commissioners to supplement previous appropriations for the reconstruction of the Route 30 and Oak Street intersection, and to complete the project as designed, and to determine whether such appropriation shall be provided by taxation, transfer from unappropriated funds, transfer from funds already appropriated for another purpose, by borrowing, or otherwise.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

STM ARTICLE 6: CREATE A ROUTE 30 TRAFFIC PROJECT COMMITTEE

Proposed by: *Petitioners*

To determine whether the Town will vote to transfer, effective with the dissolution of the 1999 Annual Town meeting, all unexpended funds appropriated for the reconstruction of the intersection of Route 30 and Oak Street to the authority of the Route 30 Traffic Project Committee, said Committee to consist of seven members appointed as follows: two by the Route 30 Development Committee, one by the Planning Board, one by the Chief of Police, one by the Board of Road Commissioners, and two by the Cochituate Preservation Association. Before undertaking the reconstruction of the intersection, said Committee shall engage a traffic light consultant, explore a range of potential modifications to improve the flow of traffic, and select that modification which best resolves traffic problems. The Committee shall be guided throughout its work by citizen input obtained via public hearings and shall endeavor to ensure that the public supports its actions.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 44, Section 33B.

STM ARTICLE 7: ACCEPT BRADFORD STREET AS A TOWN WAY

Proposed by: *Board of Road Commissioners* *Estimated Cost: $100.00*

To determine whether the Town will vote to: a) accept Bradford Street as a Town way as laid out by the Board of Road Commissioners; b) authorize the Board of Road Commissioners and the Board of Selectmen, with approval of Town Counsel as to form, to acquire by purchase, eminent domain, gift or otherwise, for highway purposes, the fee or any lesser interest, as well as easements for drainage, slope or otherwise, in said way; c) appropriate a sum of money to compensate the landowners owning and/or abutting said street; and d) provide for said appropriation by taxation, transfer from unappropriated funds, transfer from funds already appropriated for another purpose, by borrowing, or otherwise.

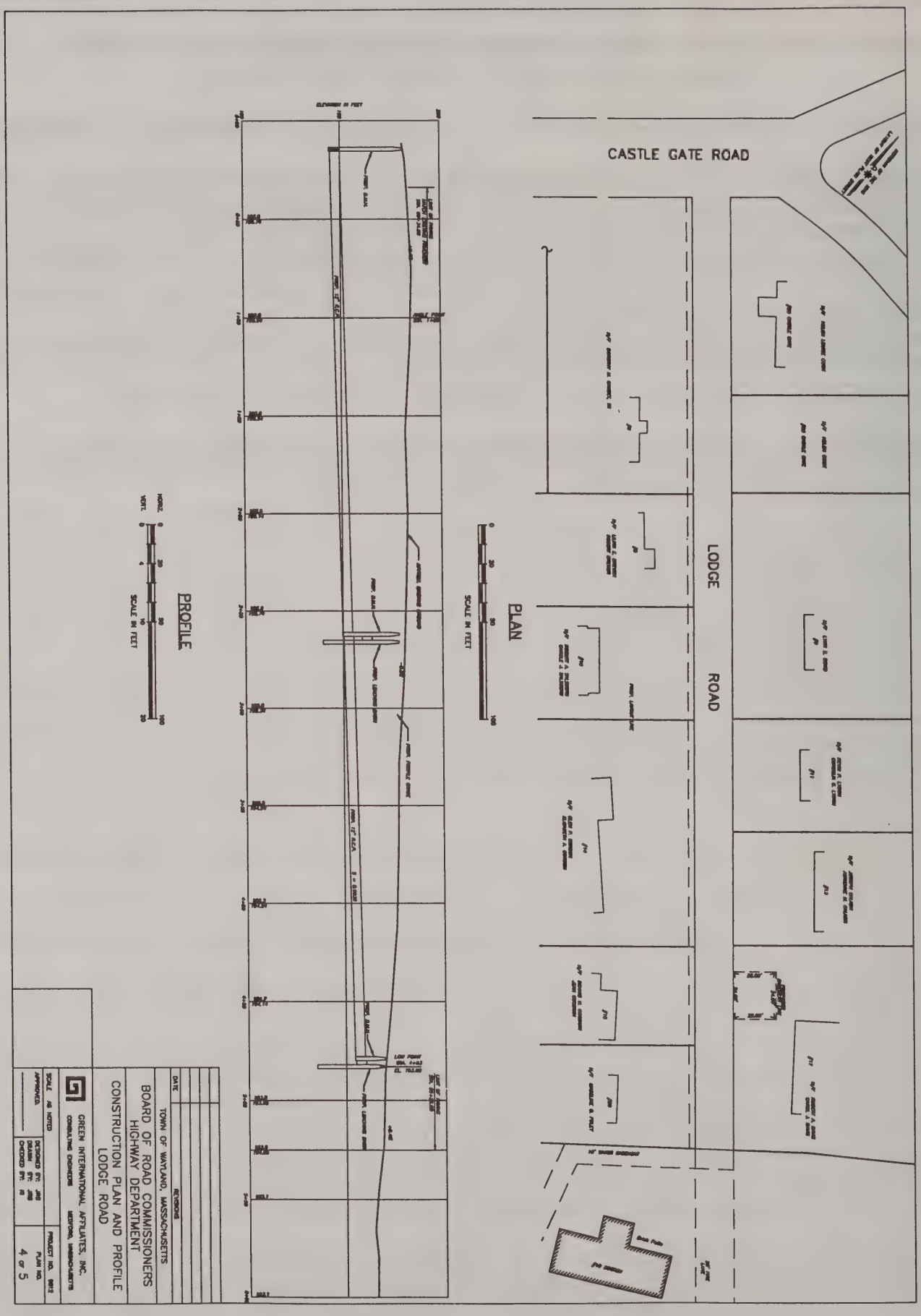
QUANTUM OF VOTE: Majority for street acceptances – see Massachusetts General Laws Chapter 82, Section 23; two-thirds for appropriation and exercise of eminent domain and purchase powers – see Chapter 40, Section 14; two-thirds for Borrowing – see Chapter 44, Section 7.

STM ARTICLE 8: ACCEPTANCE, ACQUISITION AND CONSTRUCTION OF LODGE ROAD

Proposed by: *Board of Road Commissioners* *Estimated Cost: $128,000.00*

To determine whether the Town will vote to a) accept as a town way Lodge Road, as laid out by the Board of Road Commissioners; b) determine whether the Town will vote to authorize the Board of Road Commissioners and the Board of Selectmen, with the approval of Town Counsel as to form, to acquire by purchase, gift, eminent domain or otherwise, for highway purposes, the fee, or any lesser interests, including easements for drainage, slope or otherwise, in, on, over, under and through said street; c) appropriate a sum of money to compensate the landowners owning and/or abutting said street and for the construction of said street; and d) determine whether such appropriation shall be provided by taxation, by appropriation from available funds, by transfer of funds already appropriated for other purposes, by funds received as grants from the Commonwealth or federal government, by borrowing, or otherwise.

QUANTUM OF VOTE: Majority for street acceptances – see Massachusetts General Laws Chapter 82, Section 23; two-thirds for appropriation and exercise of eminent domain and purchase powers – see Chapter 40, Section 14; two-thirds for Borrowing – see Chapter 44, Section 7.


CASTLE GATE ROAD
LODGE ROAD
PLAN
SCALE IN FEET
PROFILE
HORIZ.
VERT.
SCALE IN FEET
TOWN OF WAYLAND, MASSACHUSETTS
BOARD OF ROAD COMMISSIONERS
HIGHWAY DEPARTMENT
CONSTRUCTION PLAN AND PROFILE
LODGE ROAD
GREEN INTERNATIONAL AFFILIATES, INC.
CONSULTING ENGINEERS
WEYMOUTH, MASSACHUSETTS
SCALE AS NOTED
APPROVED
PLAN NO.
4 of 5

STM ARTICLE 9: **AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, VARIOUS ARTICLES, BY DELETING ALL TEXT THAT DUPLICATES PROVISIONS IN THE TABLE OF DIMENSIONAL REQUIREMENTS, THE TABLE OF PERMITTED USES BY DISTRICTS, AND THE TABLE OF PERMITTED ACCESSORY USES BY DISTRICTS, WHICH TABLES ARE LOCATED IN ARTICLE 8, DIMENSION AND USE TABLES, AND INSERTING TEXT AS NEEDED; AND BY RENUMBERING ALL PARAGRAPHS ACCORDINGLY.**

Proposed by: *Planning Board*

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by making the deletions (indicated in ~~strikethrough lettering~~) and insertions (indicated in underlined lettering) indicated in the following paragraphs:

ARTICLE 6
Site Plan Approval

§198-601. Application thresholds and criteria.

601.1. In all instances specified in §198-802 Table of Permitted Principal Uses by Districts, indicating Site Plan Approval~~Except as listed in §198-601.2 below~~, structures in any district shall be constructed, reconstructed, altered, enlarged or used, and the premises shall be used, and substantial alteration to areas of parking, loading or vehicular access shall be approved, only in conformity with a site plan approved as required by this Article 6, except as listed in §198-601.2 below. Except as listed in §198-601.2 below, no change in use of an existing structure or lot shall be permitted and no area for parking, loading or vehicular access shall be established or substantially altered unless a site plan has been approved as required by this Article 6.

ARTICLE 7
Area, Yard and Bulk Regulations

§198-701. Height regulations.

701.1. Single Residence Districts.

701.1.1. The limit of height of all buildings in Single Residence Districts shall comply with §198-801 Table of Dimensional Requirements~~be 2 1/2 stories, not to exceed 35 feet~~, except that schools and, on lots of five acres and over, dwellings may be three stories high.

701.2. Light Manufacturing Districts.

701.2.1. The limit of height in Light Manufacturing Districts shall comply with §198-801 Table of Dimensional Requirements~~be three stories, not to exceed 40 feet~~, with the exception that §198-701.1.2. shall apply; provided, however, that no wireless communications facility shall be erected except in

compliance with Article 15.]

§198-702. Setbacks.

702.1. All buildings or structures in any residence district shall comply with the setbacks in §198-801 Table of Dimensional Requirements . The setbacks shall apply to any public or private street right of way whether accepted or not. ~~No building or structure in any residence district shall extend within 55 feet of the center line of any public or private street right-of-way, or within 30 feet of the lot line of any street, whether accepted or not,~~ The setbacks shall apply to whichever distance is greater, except as provided in §198-702.2 and 702.3 below; except that any existing lot shown on a plan, or described in a deed, recorded in the Registry of Deeds that conformed, or was considered to conform, to the area and frontage requirements on, but not after, January 28, 1998, shall be considered to conform to this Zoning Bylaw; and any existing structure that was in compliance with regulations respecting location on, but not after, January 28, 1998, shall be considered to be in compliance with this Zoning Bylaw.

§198-703. Yards.

703.1. Behind every dwelling house there shall be provided a backyard between the rear line of the house and the rear lot line meeting the setbacks in §198-801 Table of Dimensional Requirements~~not less than 30 feet in depth~~, except as authorized by special permit issued by the Zoning Board of Appeals (ZBA). A backyard may contain accessory buildings, each of which shall not be more than 1 1/2 stories high and that together shall cover not more than 30% of its area, and none of which shall extend within 10 feet of any lot line, except as authorized by special permit issued by the ZBA.

703.2. At each side of every dwelling house there shall be a side yard meeting the setbacks in §198-801 Table of Dimensional Requirements ~~not less than 15 feet~~ between the side of the dwelling house and the side lot line, except in any specific case when an existing lot has less than the minimum frontage prescribed by this Zoning Bylaw. In any such case, a special permit for a side yard of such width as may be approved by the ZBA may be issued in accordance with the provisions of §198-203 herein. A garage, either attached to the dwelling or detached, may be located beside a dwelling, provided that there is a side yard between the garage and the side lot line not less than that specified in this paragraph.

§198-704. Lot coverage.

704.1. The percentage of lot that may be covered by any building shall meet the requirements in §198-801 Table of Dimensional Requirements ~~in no instance exceed the following:~~

~~704.1.1. Residence districts: 20%.~~

704.1.2. ~~Business districts: 70% of a corner lot and 75% of an interior lot, provided that no rear yard of a building hereafter erected shall be less than 15 feet in depth~~. In the Business Districts t~~T~~he open space required in this paragraph shall be located in such a way as, in the opinion of the Building Commissioner or other permit issuing officer, as herein provided for, to properly light and ventilate the building and to provide access in case of fire.

§198-705. Lot area and frontage.

~~705.1.2. The lot on which a dwelling is hereafter erected in a zone designated "Residence Zone 20,000 square feet-120 feet Front" shall contain a minimum of 20,000 square feet and shall have a frontage of not less than 120 feet on a street line. [Amended 5-7-1997 ATM by Art. 39]~~

~~705.1.3. The lot on which a dwelling is hereafter erected in a zone designated "Residence Zone 30,000 square feet-150 feet Front" shall contain a minimum of 30,000 square feet and shall have a frontage of not less than 150 feet on a street line. [Amended 5-7-1997 ATM by Art. 39]~~

~~705.1.4. The lot on which a dwelling is hereafter erected in a zone designated "Residence Zone 40,000 square feet-180 feet Front" shall contain a minimum of 40,000 square feet and shall have a frontage of not less than 180 feet on a street line. [Amended 5-7-1997 ATM by Art. 39]~~

~~705.1.5. The lot on which a dwelling is hereafter erected in a zone designated "Residence Zone 60,000 square feet-210 feet Front" shall contain a minimum of 60,000 square feet and shall have a frontage of not less than 210 feet on a street line.~~

705.1.2 The lots on which dwellings are erected in the Single Residence District shall meet the minimum lot area and frontage requirements of §198-801 Table of Dimensional Requirements

ARTICLE 9
Single Residence District

§198-901. Permitted uses.

901.1. See Article 8, Dimension and Use Tables. ~~In a Single Residence District, no building or premises shall be used, and no building or structure shall be erected, that is or are intended or designed to be used, in whole or in part, for the landing or taking off of aircraft or for any industry, trade, manufacturing or commercial purposes, except as provided in §198-902.1, or for other than the following specified purposes:~~

901.1.1. ~~A dwelling for not more than one housekeeping unit. [Amended 4-16-1980 ATM by Art. 20]~~

901.1.2. ~~The office of a doctor, dentist or other member of a recognized profession, a teacher, musician, real estate agent or insurance agent residing on the premises, provided that there is no display of advertising, except for a small professional nameplate, and provided further that a special permit is obtained from the Zoning Board of Appeals (ZBA) in accordance with the provisions of §198-203. [Amended 5-4-1994 ATM by Art. 23]~~

901.1.3. Where customary home occupations are permitted by the Table of Accessory Uses, §198-804,~~A customary home occupation, such as dressmaking, millinery, the letting of rooms and the sale of antiques, all conducted by a resident owner only, provided that there is no display or advertising visible from outside, except for an announcement card or sign of not more than two square feet in area, and~~

~~provided that a special permit is obtained from the ZBA in accordance with §198-203. No~~ no dwelling so used shall be reconstructed or enlarged for such purposes unless specifically permitted under the provisions of §198-203.

901.1.5. An accessory dwelling unit ~~is permitted pursuant to a special permit issued under the provisions of §198-203,~~ as permitted by the Table of Accessory Uses, §198-804, and provided that:

901.1.6. An accessory dwelling unit reserved, for a period not less than 10 years, for occupancy by a person or family receiving rental assistance from the Wayland Housing Authority is permitted ~~pursuant to a special permit under the provisions of §198-203~~, in accordance with the Table of Accessory Uses, §198-804, and provided that:

901.1.7. Public buildings.

~~901.1.7.1. Public and private schools, from kindergarten through high school, public libraries, fire stations, art museums, churches, parish houses, Sunday school buildings, telephone buildings, parks, water supply reservations and soldiers' and sailors' memorial buildings. [Amended 4-8-1985 STM by Art. 2]~~

~~901.1.7.2. The buildings of membership clubs devoted to outdoor sports and social and recreational buildings and premises, except those a chief activity of which is one customarily carried on as a gainful business, provided that a special permit is obtained from the ZBA as provided in §198-203.~~

901.1.7.3. Housing for elderly persons of low income, including adequate parking areas therefor, as such housing is defined by MGL c. 121B, §§1, 38, 39 and 40, constructed by the Wayland Housing Authority, ~~provided that no premises shall be used for such purpose unless the Town shall have authorized such use thereof by a two-thirds vote of a Town Meeting.~~ as permitted in the Table of Principal Uses by District, §198-802

901.1.7.4. Subsidized multiunit housing for persons of low income, including adequate parking areas therefor, such housing being more fully described in MGL c. 121B, constructed by the Wayland Housing Authority, ~~provided that no premises shall be used for such purpose unless the Town shall have authorized such use thereof by a two-thirds vote of a Town Meeting. [Amended 6-2-1981 STM by Art. 6]~~ as permitted the Table of Principal Uses by District, §198-802

~~901.1.7.5. Nursery schools, day-care centers and other facilities that receive children of school or preschool age for temporary custody, with or without stated educational purposes, during all or part of the day, provided that a special permit is obtained from the ZBA as provided in §198-203. [Amended 4-8-1985 STM by Art. 2]~~

~~901.1.7.6. Art, music, dance and similar schools, provided that a special permit is obtained from the ZBA as provided in §198-203. [Amended 4-8-1985 STM by Art. 2]~~

901.1.7.7. Where ~~S~~sanitariums, hospitals or nursing homes for the care of the sick or aged, ~~provided that a special permit is granted by the ZBA in accordance with the procedure provided in §198-203, and only under such conditions as the ZBA may impose~~, are permitted by the Table of Principal Uses by District, §198-802, ~~and provided that~~ no building shall be within 30 feet of any lot line.

901.1.7.8. Where ~~P~~public or charitable institutional buildings not of a correctional nature, ~~provided that a special permit is granted by the ZBA in accordance with the procedure provided in §198-203, and only under such conditions as the ZBA may impose, and provided that no~~ are permitted by the Table of Principal Uses by District, §198-802, no building shall be within 30 feet of any lot line.

~~901.1.8. The maintenance of dogs and suitable shelters therefor; provided, however, that if the number of dogs six months old or older exceeds three, a special permit is granted to the current owner of the premises in accordance with §198-203. Any kennel or other structure used by dogs shall be no closer than 20 feet to any lot line and no closer than 50 feet to any existing dwelling located beyond any lot line. [Amended 6-16-1987 STM by Art. 5; 5-4-1988 ATM by Art. 20]~~

901.1.9. ~~Nurseries, truck gardens, farms and greenhouses, provided that~~ Where greenhouses or stable for horses are permitted by the Table of Principal Uses by District, §198-802, any greenhouse heating plant and any building in which farm or pleasure animals are kept shall be distant not less than 20 feet from any lot line. [Amended 4-30-1975 ATM by Art. 31]

~~901.1.10. Accessory uses customary with, or incident to, any permitted use and located on the same lot therewith, including garages and stables as hereinafter provided. (See §198-902.2 and 903.1.3.)~~

~~901.1.11. Railroad passenger stations or rights-of-way, including customary accessory services therein, but not including switching, storage or freight yards or sidings.~~

~~901.1.12. Cemeteries, including any crematory therein.~~

~~§198-902. Accessory uses and buildings.~~

~~902.1. The term "accessory use" shall not include any activity conducted for gain or any walk or driveway giving access thereto or any billboard advertising sign or poster, except for small bulletin boards; provided, however, that a builder, carpenter, mason, plumber, painter, roofer, tinsmith, upholsterer or machinist who lives and maintains a home on the premises may use an accessory building in connection with his trade under a yearly permit from the ZBA on condition that no manufacturing or other business requiring substantially continuous employment shall be carried on therein and that the other conditions of §198-203 shall be complied with.~~

~~902.2. Other than an accessory dwelling unit permitted pursuant to §198-901.1.5, no accessory building shall be occupied for residence purposes, except that an upper floor of a garage or stable may be occupied by an employee of the owner or tenant of the premises. [Amended 4-30-1986 ATM by Art. 29]~~

~~[Amended 5-14-1998 ATM by Art. 47: paragraph moved]~~

~~§198-903. Permits required by the Zoning Board of Appeals.~~

~~903.1. The ZBA may, under restrictions that will carry out the provisions of this Zoning Bylaw and tend to protect and improve the neighborhood, direct, in writing, the issuing of the following special permits:~~

~~903.1.1. Boat or canoe livery, subject to the provisions of §198-203.~~
~~903.1.2. For yearly terms only, a roadside stand for the sale of the produce of the land of the owner and of other land within the Town, provided that the front yard regulations and all other conditions~~

~~imposed by the ZBA are complied with.~~

~~903.1.3. Private garages for more than three cars and stables having horses for~~ hire.

~~903.2. The Planning Board may, under restrictions that will carry out the provisions of this Zoning Bylaw and tend to protect and improve the neighborhood, direct, in writing, the issuing of special permits for conservation cluster developments in accordance with Article 12. [Amended 5-2-1983 ATM by Art. 12]~~

ARTICLE 10
Roadside Business District

§198-1001. Permitted uses.

1001.1. See Article 8, Dimension and Use Tables.~~Buildings and structures in a Roadside Business District may be constructed, reconstructed, altered, enlarged or used, and premises may be used, for the following purposes and no others:~~

~~1001.1.1. All uses permitted in residence districts, subject to the same conditions and permit requirements applicable in residence districts. [Amended 11-13-1991 STM by Art. 6; 5-4-1992 STM by Art. 1]~~

~~1001.1.2. Restaurants or other eating places, but only in accordance with the provisions of §198-1102.1.3, and provided that a special permit is obtained from the Zoning Board of Appeals (ZBA) in accordance with §198-203. [Amended 4-30-1975 ATM by Art. 3; 5-4-1992 STM by Art. 1]~~

~~1001.1.3. Farm stands for the sale of produce, provided that a special permit is obtained from the ZBA in accordance with §198-203. [Amended 5-4-1992 STM by Art. 1]~~

§198-1002. Area, yard and bulk regulations; parking facilities; signs.

1002.1. In a Roadside Business District, buildings, structures and premises used for purposes other than those permitted in a residence district shall observe the following special provisions:

~~1002.1.1. No building or structure, except accessory signs as hereafter provided, shall extend within 60 feet of any street line. [Amended 11-13-1991 STM by Art. 6]~~

~~1002.1.2. No building or structure shall be located, or shall extend, nearer than 30 feet to the property line or nearer than 30 feet to any other detached building or structure on the premises.~~

~~1002.1.4. Premises shall have a minimum lot area of 40,000 square feet and frontage on any street of not less than 200 feet. Existing premises having less frontage may be used, provided that such frontage shall not be further reduced~~.

ARTICLE 11
Business Districts

§198-1101. Establishment.

1101.1. Business Districts A and Business Districts B are hereby established. In these districts, no building or structure, and no alteration, enlargement or extension of an existing building or structure, shall be constructed and no land, building, structure or part thereof shall be used for any purpose or in any manner other than as provided ~~herein~~ in the Table of Principal Uses by District, §198-802. The provisions of Article 6, Site Plan Approval, shall apply as described in the Table of Principal Uses by District §198-802.~~to these districts~~.

§198-1102. Permitted uses in Business District A.

1102.1. See Article 8, Dimension and Use Tables. ~~In Business District A, only the following uses shall be permitted, provided that such uses are not conducted in a manner to create offensive or unreasonable noise, vibration, smoke, gas, fumes, odor, dust or other objectionable features or to be dangerous to the public health or safety:~~

~~1102.1.1. Store, showroom or salesroom for the conduct of the following retail business uses:~~

~~1102.1.1.1. The sale of food items, including confectionery, dairy products, fruits, vegetables, groceries and meats, the sale of baked goods and the manufacture of the same for sale on the premises.~~

~~1102.1.1.2. The sale of dry goods, variety merchandise and handicraft work.~~

~~1102.1.1.3. The sale of clothing and clothing accessories.~~

~~1102.1.1.4. The sale of hardware and household items, including appliances, furniture, furnishings and supplies.~~

~~1102.1.1.5. The sale of printed matter, drugs, stationery and photographic supplies.~~

~~1102.1.2. Business and professional offices.~~

~~1102.1.2.1. Real estate, insurance and general business offices; the offices of architectural, dental, engineering, legal, medical and other recognized professions; banks; telephone offices; and medical and dental clinics.~~

1102.1.3. Restaurants and other places for the serving and consumption of food or beverages inside the building at tables or counters shall be permitted as described in the Table of Permitted Uses by District.~~where, in the opinion of the~~ Where the Table of Principal Uses by District §198-802 requires either a permit from the Zoning Board of Appeals (ZBA) or a special permit, the ZBA shall satisfy itself that~~,~~ a clearly established need of the Town will be served thereby and where the ZBA shall satisfy itself that the use of the premises shall not be against the public interest, shall not derogate from the character of the neighborhood in which such use is to occur and shall not be detrimental or offensive because of noise, vibrations, smoke, gas, fumes, odor, dust or other objectionable features and that such use shall not

otherwise be injurious to the inhabitants or their property or dangerous to the public health or safety, subject, however, to the following:

~~1102.1.4. Service establishments.~~

~~1102.1.4.1. Barbershops and beauty shops; laundry agencies; self-service laundries; shoe and hat repair; bicycle and household appliance repair; dressmaking; and dry-cleaning, pressing or tailoring shops in which no work is done on the premises for retail outlets elsewhere.~~

~~1102.1.5. The shop of an electrician, painter, paper hanger, plumber or upholsterer.~~

1102.1.6. Automobile sales.

1102.1.6.1. Automobile sales, service and repair garages and automobile service and repair garages~~, provided that a permit is obtained from the ZBA in accordance with~~ ~~§198-203~~, shall be permitted as described in the Table of Principal Uses by District §198-802 and subject to the following:

~~1102.1.7. The following additional uses:~~

~~1102.1.7.1. Nurseries, truck gardens, farms and greenhouses.~~

~~1102.1.7.2. Railroad passenger stations and rights-of-way and passenger bus terminals.~~

~~1102.1.7.3. Municipal buildings.~~

~~1102.1.8. Other trade, retail and service establishments permitted in Business District A.~~

~~1102.1.8.1. The following uses may be permitted by the ZBA in accordance with §198-203 when of a size and nature similar to other uses permitted in Business District A:~~

~~1102.1.8.1.1. The shop of a carpenter, cabinetmaker, printer or sign painter.~~

1102.1.9. Auto ~~Gasoline~~ service stations.

1102.1.9.1. Auto ~~Gasoline~~ service stations for the sale of gasoline, lubricants and similar supplies and parts of motor vehicles, the making of minor repairs and adjustments to motor vehicles, other than structural changes or repairs, and providing water and compressed air, shall be permitted as described by the Table of Permitted Uses by District. ~~provided that a permit is obtained from the ZBA in accordance with §198-203 and where, in the opinion of the~~ Where a permit from the ZBA or special permit is required as described in the Table of Principal Uses by District §198-802, the ZBA shall satisfy for itself that~~,~~ a clearly established need will be served thereby, and subject to the following:

§198-1103. Permitted uses in Business District B.

1103.1. See Article 8, Dimension and Use Tables. ~~In Business District B, only uses in §198-1102.1.1 through 1102.1.4 and 1102.1.7 as permitted in Business District A above shall be permitted~~. The ZBA, in accordance with §198-203, may permit additional retail business and service uses when such uses are clearly similar to those permitted herein.

§198-1104. Height, area, yard and bulk regulations.

~~1104.1. In both Business Districts A and B, the maximum height of buildings shall be 2 1/2 stories, not to exceed 35 feet, with the exception that §198-701.1.2 shall apply.~~

1104.4. In Business District B, the following provisions apply:

~~1104.4.1. The maximum coverage of the lot by buildings or structures shall be 25%. This requirement supersedes requirements of Article 10. This requirement does not constitute relief from conformity with off-street parking and loading requirements herein (§198-1105).~~

1104.4.2. ~~No building or structure shall extend closer than 60 feet to any exterior street line or residence district boundary~~. Exception to the setback requirements from street lines for buildings and structures may be made by the ZBA, in accordance with §198-203, upon presentation of a site plan for approval (see Article 6), provided that the exception does not reduce the distance to less than 15 feet and that the plan is made in such manner as to minimize the generation of traffic hazards.

1104.4.3. ~~No building may be closer than 15 feet to an adjacent property line within a Business District B~~. For buildings in a Business District B, ~~T~~the ZBA, as outlined above, may grant exception to ~~this~~ the 15-foot requirement of §198-1104.4.2, provided that such is necessary to permit development of an integrated group of buildings on separate parcels of land.

ARTICLE 13
Light Manufacturing District

§198-1301. Permitted uses.

1301.1. See Article 8, Dimension and Use Tables. ~~Buildings in a Light Manufacturing District may be constructed, reconstructed, altered, enlarged or used, and premises may be used, for the following purposes and no others:~~

~~1301.1.1. Any purpose permitted under Articles 4 and 6, except dwellings.~~

~~1301.1.2. Lumber, fuel, feed and ice establishments and contractors' yards.~~

~~1301.1.3. Light manufacturing employing electricity and/or other unobjectionable motive power, utilizing hand labor and/or unobjectionable machinery and/or processes and free from neighborhood-disturbing odors and/or other agencies.~~

1301.2. ~~No permit shall be granted under §198-1301.1.2 and 1301.1.3 of this article except with the written approval of the Zoning Board of Appeals and subject to the provisions of §198-203.~~

~~1301.3. Gasoline service stations shall be allowed under the provisions of §198-1102.1.9, and automobile~~

~~sales, automobile repair garages and automobile sales, service and repair garages shall be allowed under the provisions of §198-1102.1.6.~~

ARTICLE 14
Limited Commercial District

§198-1401. Permitted uses.

1401.1. See Article 8, Dimension and Use Tables. ~~Buildings and structures in a Limited Commercial District may be constructed, reconstructed, altered, enlarged or used, and premises may be used, for the following purposes and no others, subject to the provisions of Article 6, Site Plan Approval, of this Zoning Bylaw:~~

~~1401.1.1. Any use permitted as a matter of right in a Single Residence District, except dwellings. [Amended 11-13-1991 STM by Art. 5]~~

1401.1.2. Research laboratories, offices, facilities for distributing merchandise and light manufacturing, where the total footprint of all buildings housing such use(s) on the property does not exceed 15,000 gross square feet or 5% of the total lot area, whichever is smaller shall be permitted.

§198-1403. Area, yard and bulk regulations.

1403.1. See Article 8, Dimension and Use Tables. ~~In a Limited Commercial District, buildings, structures and premises used for purposes permitted in a Single Residence District shall conform to the height, area, yard, frontage and other regulations of Article 10 applicable to the Single Residence District nearest to the premises. [Amended 11-13-1991 STM by Art. 5]~~

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *10*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING ARTICLE 8, DIMENSION AND USE TABLES, IN ITS ENTIRETY AND REPLACING IT WITH A NEW ARTICLE 8, DIMENSION AND USE TABLES

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting Article 8, Dimension and Use Tables, in its entirety and replacing it with a new Article 8, Dimensions and Use Tables, as follows (deleted text is indicated in ~~strike-through~~; added text is indicated as underlined

ARTICLE 8
Dimension and Use Tables

§198-801. Table of Dimensional Requirements.

801.1. The Table of Dimensional Requirements sets forth the requirements of this Zoning Bylaw as to area, lot coverage, frontage, setbacks and height requirements for a building or structure enlarged or erected pursuant to a permit issued on or after June 1, 1982. Unless a footnote to the Table of Dimensional Requirements shall expressly state to the contrary, said table shall govern over conflicting requirements in the text of this Zoning Bylaw.

801.2. Additional dimensional requirements located in other articles of this Zoning Bylaw may apply to the placement of signs, sidewalks, driveway openings, curbs, fences, planting strips and parking and loading facilities and to the separation of buildings and/or structures on the premises.

801.3. Footnotes to the table set forth additional requirements and exceptions as stated therein with respect to the category to which the footnote is noted.

Town of Wayland
Table of Dimensional Requirements

					Minimum Yard Setbacks[14]				Maximum Height[4]	
					Front		Rear	Side	The Lesser of	
Districts	Use	Minimum Lot Area[1] (sq ft)	Maximum Lot Coverage	Minimum Frontage (ft)	From Lot Line (ft)	From ROW Center Line (ft)	From Lot Line (ft)	From Lot Line (ft)	Feet	Stories
Single Residence		20,000[15]	20%	120	30[2]	55	30	15[3]	35	2 1/2
		30,000[15]	20%	150	30[2]	55	30	15[3]	35	2 1/2
		40,000[15]	20%	180	30[2]	55	30	15[3]	35	2 1/2
		60,000[15]	20%	210	30[2]	55	30	15[3]	35	2 1/2
Roadside Business	Uses permitted in Single Residence Districts	[7]	20%	[7]	60	55	30	15[3]	35	2 1/2
	Permitted nonresidential uses	40,000	20%	200[6]	60		30	30	35	2 1/2
Business A	Retail, offices, services, trades, etc	[8]	75% (70% corner lot)	[8]	30[2]	55	15	15[3]	35	
	Auto service and repair garage	30,000	25%	125	40		25[9,10]	25[9,10]	35	
	Auto sales, service and repairs	2 acres	25%	200	40		25[9,10]	25[9,10]	35	
	Gasoline service stations	40,000	25%	200	40[10]		25[9,10]	25[9,10]	35	

See Footnotes in Appendix H

					Minimum Yard Setbacks[14]				Maximum Height[4]	
					Front		Rear	Side	The Lesser of	
Districts	**Use**	**Minimum Lot Area[1] (sq ft)**	**Maximum Lot Coverage**	**Minimum Frontage (ft)**	**From Lot Line (ft)**	**From ROW Center Line (ft)**	**From Lot Line (ft)**	**From Lot Line (ft)**	**Feet**	**Stories**
Business B		None	25%	None	60[11]		15[12, 13]	15[3, 12, 13]	35	
Refuse Disposal		None	None	None	30[2]		30	15[3]	None	None
Light Manufacturing	Listed permitted uses	None	75(70% corner lot)	None	30[2]	55	15	15[3]	40	3
	Auto service and repair garage	30,000	25%	125	40		25[9, 10]	25[9, 10]	35	
	Auto sales, service and repairs	2 acres	25%	200	40		25[9, 10]	25[9, 10]	35	
	Gasoline service stations	40,000	25%	200	40[10]		25[9, 10]	25[9, 10]	35	
Limited Commercial	Uses permitted in Single Residence Districts	[16]	20%	[16]	30[2]	55	30	15[3]	35	2 1/2
	Permitted nonresidential uses	None	20%	None	100		100	100	35	2 1/2
Aquifer Protection	Requirements of Article 16 apply									
Cochituate Interim Planning Overlay	Requirements of Article 22 apply									

See Footnotes in Appendix H

					Minimum Yard Setbacks[14]				Maximum Height[4]	
					Front		Rear	Side	The Lesser of	
Districts	**Use**	**Minimum Lot Area[1] (sq ft)**	**Maximum Lot Coverage**	**Minimum Frontage (ft)**	**From Lot Line (ft)**	**From ROW Center Line (ft)**	**From Lot Line (ft)**	**From Lot Line (ft)**	**Feet**	**Stories**
Conservation Cluster Development	Requirements of Article 18 apply									
Floodplain, Flood, & Watershed Protection	Requirements of Article 17 apply									
Planned Development	Requirements of Article 19 apply									
Senior & Family Housing Overlay	Requirements of Article 21 apply									
Southeast Wayland-Cochituate Planning	Requirements of Article 20 apply									
Wireless Communications Svcs	Requirements of Article 15 apply									

See Footnotes in Appendix H

§198-802. Table of Permitted Principal Uses by Districts.

802.1. The Table of Permitted Principal Uses by Districts sets forth the permitted principal uses of land, buildings, and structures in each zoning district as set forth in the various provisions of this Zoning Bylaw for uses commencing on or after June 1, 1982. No building, structure, or land shall be used or occupied, except for the purposes permitted in the district in the Table of Permitted Principal Uses by Districts of this article applicable thereto, except accessory uses permitted pursuant to §198-804 , and non-conforming uses as provided in Article 3 of this Zoning Bylaw. It is the intent of this Zoning Bylaw to prohibit in any district any use which is not specifically permitted, as well as any use which is denoted by the word "no" in the Table of Permitted Principal Uses by Districts or the Table of Permitted Accessory Uses by Districts.

802.1.1. A use listed in the Table of Permitted Principal Uses by Districts is permitted as of right in any district under which it is denoted by the word "yes" Uses designated by the letters "SP" may be allowed only if the Zoning Board of Appeals (ZBA) issues a special permit pursuant to §198-203. Uses designated by the letters "P-ZBA" may be allowed only if the ZBA issues a permit pursuant to §198-203. Uses denoted by the word "no" shall be prohibited.

802.1.2. Site plan approval is required in accordance with Article 6 for a use where the letter "R" appears, and is not required where the letters "NR" appear.

802.1.3. Uses designated by the letters "TAU" are not permitted as principal uses, but are permitted as accessory uses pursuant to §198-804.

802.1.4. All uses set forth in this Table of Permitted Principal Uses by Districts shall, in addition, conform to all other requirements contained in this Zoning Bylaw; and, in the event of a conflict between this Table of Permitted Principal Uses by Districts and any other provisions of this Zoning Bylaw, ~~such other provisions shall apply~~. this Table of Permitted Principal Uses by Districts, §198-802, shall prevail; and the Classification of Principal Uses, §198-803 below, shall be considered as part of said table, and shall likewise prevail in the event of such conflicts.

§198-803. Classification of Principal Uses.

803.1. Business Uses.

AUTO SALES, SERVICE, REPAIR -- See §1102.1.6 of this Zoning Bylaw.

AUTO SERVICE STATION, MAXIMUM OF 12 VEHICLE FUELING LOCATIONS WITH NO LESS THAN 2 FULL SERVICE, AND REPAIR -- See §1102.1.9 of this Zoning Bylaw.

AUTO SERVICE STATION, ALL OTHER -- See §1102.1.9 of this Zoning Bylaw.

BANK - Bank or loan agency

BOAT OR CANOE RENTAL~~.~~ - Rental, storage, maintenance and repair of small boats and canoes, non-motorized or no more than 10hp, and equipment and accessories customarily incidental to their normal operation, including outboard motors and boat trailers; seasonal sale of boats, and occasional sale of accessory items, by owner only.

CUSTOMARY HOME OCCUPATION -- See the Table of Permitted Accessory Uses by Districts.

FUNERAL HOME - Undertaking or funeral establishment~~.~~

MEDICAL/DENTAL CENTER. - Center for medical, dental, clinical and public health service and supporting service for the foregoing, such as office and laboratory.

OFFICE -- A business, governmental or professional office; a medical office, including laboratories incidental thereto.

PARKING FACILITY -- Commercial parking lot or ~~G~~garages for 4 or more vehicles

PERSONAL & OTHER SERVICE -- Establishments providing services involving the care of a person or his or her apparel, or establishments providing services to the general public, or to other business establishments; repair shop for household or office items.

RESTAURANT -- See §1102.1.3 of this Zoning Bylaw.

RETAIL STORE -- Store, showroom, or salesroom for the sale, preparation, and display of merchandise within a building.~~;~~ ~~G~~garden centers, florists, or commercial greenhouses may have open air display of horticultural products.

ROADSIDE STAND -- Farm stands for the sale of produce.

STABLES WITH HORSES FOR HIRE.

TRADE SHOP -- Shops used by practitioners of the building trades provided that all work and storage shall be conducted within a building.

803.2. General Uses.

AGRICULTURE -- Cultivating, harvesting, and storing crops, including the storage of necessary farm equipment; provided that greenhouse heating plants, and any building in which farm or pleasure animals are kept, shall be distant not less then 20 feet from any lot line.

CEMETERY -- Cemeteries, including any crematory therein.

CONSERVATION -- The use of land in its natural state, or improved with trails and resource management programs that do not significantly alter its natural state.

EARTH REMOVAL -- See§198-504 of this Zoning Bylaw.

KENNEL -- See the Table of Permitted Accessory Uses by Districts.

MEMBERSHIP CLUB, non profit -- Membership clubs and non-government recreational facilities devoted to outdoor sports, recreational, or social activities, including buildings and premises; except when the chief activity is customarily carried on as a gainful business.

MEMBERSHIP CLUB, for profit --Membership clubs and non-government recreational facilities devoted to outdoor sports, recreational, or social activities, including buildings and premises, when the chief activity is customarily carried on as a gainful business.

RECREATION/PARK -- Parks, water supply reservations, and soldier and sailor memorial buildings; recreational facility owned or operated by the Town.

803.3. Government, Institutional and Public Service Uses.

BUS TERMINAL.

EDUCATIONAL -- Educational uses exempted from use regulations by the Zoning Act (MGL c. 40A, ß3).

HOSPITAL -- Licensed sanitariums or hospitals.

LOW INCOME ELDERLY HOUSING -- See §901.1.7.3 of this Zoning Bylaw.

MULTIFAMILY UNIT/LOW INCOME -- See §901.1.7.4. of this Zoning Bylaw.

MUSEUM/LIBRARY -- Museum/library/art gallery open to the public, or connected with a permitted educational use, and not conducted as a private gainful business.

NURSERY SCHOOL/DAY CARE - Nursery school, day care centers, and other facilities that receive children of school or preschool age for temporary custody, with or without stated educational purposes, during all or part of the day.

NURSING HOME --Licensed nursing, rest or convalescent home for the care of the sick or aged, provided that no building shall be within 30 feet of any lot line.

PUBLIC OR CHARITABLE INSTITUTION -- Public or charitable institution not of a correctional nature, provided that no building shall be within 30 feet of any lot line; veterans monuments.

RAILROAD STATION/RAILROAD RIGHT-OF-WAY -- Railroad passenger stations or rights-of-way, including customary services therein, but not including switching, storage, or freight yards or sidings.

RELIGIOUS -- Places of worship and other religious uses exempted from use regulations by the Zoning Act (MGL c. 40A, ß3).

STUDIO -- Place for art, music, dance and similar ~~schools~~ activities or classes.

TOWN USE -- Town of Wayland facility.

UTILITY FACILITY -- Building housing facilities for communications or other utility uses.

803.4. Industrial Uses.

CONSTRUCTION YARD/ -- Lumber, fuel, feed, ice establishment, or contractor's yard.

HEAVY VEHICLE REPAIR GARAGE - Establishment for the repair of trucks, construction equipment or other similar heavy motor vehicles and equipment provided that the making of all but minor repairs shall be conducted wholly within a building sufficiently sound insulated to confine disturbing noise to the premises.

LIGHT MANUFACTURING -- Light manufacturing employing electricity and/or other unobjectionable motive power, utilizing hand labor, and/or unobjectionable machinery and/or processes, and free from neighborhood-disturbing odors, or other such neighborhood-disturbing characteristics.

~~LUMBER YARD~~

RESEARCH and DEVELOPMENT LAB / OFFICES < or = 15,000 sq. ft..-- ~~See ßß901.1 and 902.1.~~Research and Development Laboratories less than or equal to 15,000 sq. ft.. See §§1401.1.2 ~~and 1402.1.~~1 of this Zoning Bylaw

RESEARCH and DEVELOPMENT LAB / OFFICES >15,000 sq. ft..- Research and Development Laboratories greater than 15,000 sq. ft. - See §§1402.1.1 of this Zoning Bylaw

WAREHOUSE/DISTRIBUTION. < or = 15,000 sq. ft. Warehouse/distribution facilities less than or equal to 15,000 sq. ft. - A building for the enclosed storage of goods

and materials where the wholesale of goods or materials is permitted provided it is incidental to the warehouse use. See §§1401.1.2 1 of this Zoning Bylaw

WAREHOUSE/DISTRIBUTION, > 15,000 sq. ft..-- . Warehouse/distribution facilities greater than 15,000 sq. ft - A building for the enclosed storage of goods and materials where the wholesale of goods or materials is permitted provided it is incidental to the warehouse use. See §§1402.1.1 of this Zoning Bylaw

803.5. Prohibited Uses.

AIRCRAFT LANDING AND TAKING OFF.

Drive-through or Drive-in Restaurants. A drive-through or drive-in restaurant is defined as any establishment whose principal business is the sale of food or beverages in a ready-to-consume state, and whose principal method of operation includes: sale of foods or beverages in paper, plastic or other disposable container, or service of food and beverage directly to a customer in a motor vehicle.

Hazardous Material Storage. Storage or disposal of hazardous material.. The collection of hazardous material for storage or disposal elsewhere is permitted.

Junk Yards. Salvage yards, junk yard, and all open-air storage of junk, waste products and salvage materials (including non-operating automobiles) are expressly prohibited in all zoning districts of the Town as are trailer and mobile home, trailer camp, mobile home park, trailer and mobile home sales and service, billboard, outdoor movie theater, commercial dump, slaughterhouse, rendering plant, fertilizer plant, race track, commercial extraction of sand, gravel, or minerals and all other uses which would be injurious to the neighborhood or to the property in the vicinity are expressly prohibited in all zoning districts in the Town

Ungaraged and Unregistered motor vehicles, more than one

ALL USES NOT SPECIFICALLY PERMITTED BY THIS ZONING BYLAW.

803.6. Residential Uses.

ACCESSORY DWELLING UNIT. See the Table of Permitted Accessory Uses by Districts

BOARDING HOUSE. - A dwelling in which permanent lodging is provided for consideration to more than three persons unrelated to the owner or proprietor. The term "boarding house" shall include dormitories.

CONSERVATION CLUSTER -- See Article 12 of this Zoning Bylaw.

DWELLING, SINGLE FAMILY -- A dwelling for not more than one housekeeping unit.

LETTING OF ROOMS -- See "customary home occupation" in the Table of Permitted Accessory Uses by Districts

MULTIFAMILY DWELLING.- See "accessory dwelling unit" and "residence in accessory dwelling" in the Table of Permitted Accessory Uses by Districts

Town of Wayland
Table of Permitted Principal Uses by Districts

	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
Business Uses							
1. Auto - sales, service, repair	NO	NO	P-ZBA	NO	P-ZBA	NO	R
2. Bank	NO	NO	YES	YES	YES	YES	R
3. Boat or canoe rental, non-motorized or no more than 10hp	SP	SP	YES	YES	YES	YES	R
4. Customary home occupation	TAU	TAU	YES	YES	YES	YES	R
5. Funeral home	SP	SP	YES	YES	YES	YES	R
6. Medical/dental care	TAU	TAU	YES	YES	YES	YES	R
7. Motor vehicle service/gasoline	NO	NO	P-ZBA	NO	P-ZBA	NO	R
8. Office	TAU	TAU	YES	YES	YES	YES	R
9. Parking facility - garages for 4 or more vehicles	SP	SP	YES	YES	YES	YES	R
10. Personal & other service	NO	NO	YES	YES	YES	NO	R
11. Restaurant	NO	SP	P-ZBA	P-ZBA	P-ZBA	NO	R
12. Retail store	NO	NO	YES	YES	YES	YES	R
13. Roadside Stand	NO	SP	YES	YES	YES	YES	R
14. Stables with horses for hire	SP	SP	NO	NO	YES	YES	R
15. Trade shop	TAU	TAU	YES	NO	YES	YES	R
General Uses							
16. Agriculture	YES	YES	YES	YES	YES	YES	NR
17. Cemetery	YES	YES	YES	YES	YES	YES	R
18. Conservation	YES	YES	YES	YES	YES	YES	NR
19. Earth removal	SP	SP	SP	SP	SP	SP	NR
20. Kennel	TAU	TAU	NO	NO	NO	NO	NR

See Footnotes in Appendix H

	Single Resi-dence	Roadside Business	Business A	Business B	Light Manu-facturing	Limited Commercial	Site Plan Appro-val
General Uses							
21. Membership club, non-profit, outdoor sports, recreational, social	SP	SP	YES	YES	YES	YES	R
22. Membership club, for-profit outdoor sports, recreational, social	No	SP	YES	YES	YES	YES	R
23. Recreation/park	YES	YES	YES	YES	YES	YES	R
Government, Institutional & Public Service							
24. Assisted/independent living	SP	SP	SP	SP	,O	NO	R
25. Bus terminal	NO	NO	YES	YES	YES	NO	R
26. Educational	YES	YES	YES	YES	YES	YES	R
27. Hospital	SP	SP	NO	NO	YES	YES	R
28. Low income elderly housing	TM	TM	NO	NO	NO	NO	R
29. Multifamily unit - low income	TM	TM	NO	NO	NO	NO	R
30. Museum/library	YES	YES	YES	YES	YES	YES	R
31. Nursery school/day care	SP	SP	NO	NO	NO	NO	R
32 Nursing home	SP	SP	NO	NO	YES	YES	R
33. Public or charitable institution	SP	SP	NO	NO	YES	YES	R
34. Railroad station & right-of-way	YES	YES	YES	YES	YES	YES	R
35. Religious	YES	YES	YES	YES	YES	YES	R
36. Studio for art, music, dance	SP	SP	YES	YES	YES	NO	R

See Footnotes in Appendix H

	Single Resi-dence	Roadside Business	Business A	Business B	Light Manu-facturing	Limited Commercial	Site Plan Appro-val
37. Town uses	YES	YES	YES	YES	YES	YES	R
38. Utility facility	YES	YES	YES	YES	YES	YES	R
Industrial Uses							
39. Construction/-Lumber yard	NO	NO	NO	NO	YES	NO	R
40. Heavy vehicle repair garage	NO	NO	NO	NO	YES	YES	R
41. Light manufacturing	NO	NO	NO	NO	YES	YES	R
~~— Lumber yard~~	~~NO~~	~~NO~~	~~NO~~	~~NO~~	~~YES~~	~~YES~~	R
42. Research & development not exceeding 15,000 sq. ft.	NO	NO	NO	NO	YES	YES	R
43. Research & development exceeding 15,000 sq. ft.	NO	NO	NO	NO	NO	SP	R
44. Warehouse not exceeding 15,000 sq. ft.	NO	NO	NO	NO	NO	YES	R
45. Warehouse exceeding 15,000 sq. ft.	NO	NO	NO	NO	NO	SP	R
Prohibited Uses							
46. Aircraft landing & taking off	NO	NO	NO	NO	NO	NO	NA
47. Drive-through Restaurants	NO	NO	NO	NO	NO	NO	NA
48. Hazardous Material Storage	NO	NO	NO	NO	NO	NO	NA
49. Junk Yard	NO	NO	NO	NO	NO	NO	NA
50. Ungaraged & unregistered motor vehicles, more than one	NO	NO	NO	NO	NO	NO	NA
51. All uses not listed herein	NO	NO	NO	NO	NO	NO	NA

See Footnotes in Appendix H

	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
Residential Uses							
52. Accessory dwelling unit	TAU	TAY	NO	NO	NO	NO	NR
53. Boarding house	NO	NO	NO	NO	NO	NO	NA
54. Conservation cluster	SP	SP	NO	NO	NO	NO	NR
55. Dwelling, single family	YES	YES	NO	NO	NO	NO	NR
56. Letting of rooms	TAU	TAU	NO	NO	NO	NO	NR
57. Multifamily dwelling	TAU	TAU	NO	NO	NO	NO	NR
Refuse Disposal District	Requirements of §198-1201 apply						
Overlay Districts							
Aquifer Protection District	Requirements of Article 16 apply						
Cochituate Interim Planning Overlay District	Requirements of Article 22 apply						
Conservation Cluster Development District	Requirements of Article 18 apply						
Floodplain, Federal Flood Protection, & Watershed Protection Districts	Requirements of Article 17 apply						
Planned Development District	Requirements of Article 19 apply						
Senior & Family Housing Overlay District	Requirements of Article 21 apply						
Southeast Wayland-Cochituate Planning District	Requirements of Article 20 apply						
Wireless Communications Services District	Requirements of Article 15 apply						

See Footnotes in Appendix H

§198-804. Table of Permitted Accessory Uses by Districts.

804.1. The Table of Permitted Accessory Uses by Districts sets forth the permitted accessory uses of land, buildings, and structures in each zoning district as set forth in the various provisions of this Zoning Bylaw for uses commencing on or after June 1, 1982. A use listed in said table is permitted as of right in any district under which it is denoted by the word "yes" Uses designated by the letters "SP" may be allowed only if a special permit is issued pursuant to §198-203. Uses designated by the letters "P-ZBA" may be allowed only if a permit is issued pursuant to §198-203. Site plan approval is required in accordance with Article 6 for a use where the letter "R" appears, and is not required where the letters "NR" appear. Uses denoted by the word "no" shall be prohibited. All uses set forth in this table shall conform to all other requirements contained in this Zoning Bylaw, and in the event of a conflict between this Table of Permitted Accessory Uses by Districts and any other provisions of this Zoning Bylaw, ~~such other provisions shall apply~~. this Table of Permitted Accessory Uses by Districts, §198-804, shall prevail; and the Classification of Accessory Uses, §198-805 below, shall be considered as part of said table, and shall likewise prevail in the event of such conflicts.

§198-805. Classification of Accessory Uses.

805.1. Residential Accessory Uses.

805.1.1. In residential districts the term "accessory use" shall not include any activity conducted for gain; nor any walkway or driveway giving access thereto; nor any billboard advertising sign or poster, except for small bulletin boards.

ACCESSORY DWELLING UNIT -- See §901.1.5 of this Zoning Bylaw.

ACCESSORY DWELLING UNIT-WHA -- See §901.1.6 of this Zoning Bylaw.

ACCESSORY USE -- Accessory use customary with, and incident to, any permitted use and located on the same lot or on an adjacent lot under the same ownership, including garage for three cars or less, carport, non-commercial greenhouse, tool shed, barn, swimming pool, tennis court.

CUSTOMARY HOME OCCUPATION - A customary home occupation, such as dressmaking, millinery, the letting of rooms, or sale of antiques, conducted by a resident owner, provided that there is no display or advertising visible from the outside, except for an announcement card or sign of not more than two square feet in area; no dwelling so used shall be reconstructed or enlarged unless specifically permitted by a special permit under the provisions of §198-203.

FAMILY DAY CARE.- Day care as defined in the Table of Permitted Principal Uses by Districts provided it is conducted as an accessory use.

IN-HOME OFFICE - See §901.1.4 of this Zoning Bylaw.

KENNEL, LESS THAN THREE DOGS -- The maintenance of dogs and suitable shelters therefor, provided that the number of dogs six months and older shall be three or less; any kennel or other structure used by dogs shall be no closer than 20 feet to any lot line, and no closer than 50 feet to any existing dwelling located beyond any lot line.

KENNEL, MORE THAN FOUR DOGS -- The maintenance of dogs and suitable shelters therefor for four or more dogs six months and older, provided that a special permit is granted to the current owner of the premises in accordance with §198-203; any kennel or other structure used by dogs shall be no closer than 20 feet to any lot line, and no closer than 50 feet to any existing dwelling located beyond any lot line.

LETTING/RENTING OF ROOMS - See "customary home occupation" above.

OFFICE -- Office as defined in the Table of Permitted Principal Uses by Districts, §198-803, provided it is conducted as an accessory use and that there is no display of advertising, except for a small professional nameplate.

RESIDENCE IN ACCESSORY DWELLING -- No accessory building shall be occupied for residence purposes, except as otherwise provided herein; and except that an employee of the owner or tenant of the premises may occupy the upper floor of a garage or stable.

ROADSIDE STAND -- For yearly terms only, a roadside stand for the sale of produce of the land of the owner, and of other land within the Town, provided that the front yard regulations are complied with.

TRADE SHOP -- See Table of Permitted Principal Uses by Districts for definition; a trade shop may be located in an accessory building on residential premises on the condition that no manufacturing or business requiring substantially continuous employment shall be carried on therein.

805.2. Accessory uses permitted in the Limited Commercial District.

CAFETERIAS, BANKS, DAY CARE OR RECREATIONAL FACILITIES FOR EMPLOYEES.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

Town of Wayland
Table of Permitted Accessory Uses by Districts

ACCESSORY USES:	Single Residence	Roadside Business	Business A	Business B	Light Manu-facturing	Limited Commercial	Site Plan Approval
58. Accessory dwelling unit (901.1.5)	SP	SP	NO	NA	NA	NA	NR
59. Accessory dwelling unit - WHA (901.1.6)	SP	SP	NO	NA	NA	NA	NR
60. Barn, tool shed	YES	YES	YES	YES	YES	YES	NR
61. Cafeterias, banks, day care, or recreational facilities for employees	NO	NO	NO	NO	NO	YES	R
62. Customary home occup.	SP	SP	YES	YES	YES	YES	R
63. Family day care	YES	YES	YES	YES	YES	YES	R
64. Garage, carport - 3 vehicles or less	YES	YES	YES	YES	YES	YES	NR
65. Greenhouse, noncommercial	YES	YES	YES	YES	YES	YES	NR
66. In-home office	YES	YES	YES	YES	YES	YES	NR
67. Kennel - 3 dogs or less	YES	YES	YES	YES	YES	YES	NR
68. Kennel - 4 dogs or more	SP	SP	YES	YES	YES	YES	R
69. Letting/renting of rooms	SP	SP	NO	NO	NO	NO	NR
70. Office	SP	SP	YES	YES	YES	YES	NR
71. Residence in accessory dwelling	YES	YES	NO	NO	NO	NO	R
72. Roadside stand	SP	SP	YES	YES	YES	YES	R
73. Swimming pool	YES	YES	NO	NO	NO	NO	NR
74. Tennis court	YES	YES	NO	NO	NO	NO	NR
75. Trade shop	SP	SP	YES	NO	YES	YES	R

See Footnotes in Appendix H

STM ARTICLE *11*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY MAKING A NUMBER OF CHANGES RECOMMENDED BY THE ZONING ENFORCEMENT OFFICER

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by making a number of changes recommended by the Zoning Enforcement Officer, as follows:

1) Amend §198-104. Definitions, by adding new definitions, and deleting and replacing definitions where appropriate, as follows:

a) DRIVE-IN, DRIVE-THROUGH, OR DRIVE-UP, USES -- A retail or consumer service use of land or structure in which the business transacted is conducted by a customer or client from within a vehicle.

b) DWELLING UNIT -- A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation; but no trailer, trailer coach or mobile home, whether or not self-propelled, and whether or not the wheels thereof may have been removed, shall be construed to be a dwelling.

c) DWELLING UNIT, ATTACHED -- A building designed or occupied as a residence, and separated from another attached dwelling on one or both sides either by a vertical party wall or walls, or by a contiguous wall or walls, without side yards.

d) DWELLING UNIT, DETACHED -- A building that is designed or occupied as a residence, and that is substantially separated by side yards from any other structure or structures except accessory structures.

e) DWELLING UNIT, MULTI-FAMILY -- A building containing more than one dwelling unit.

f) FLOOR AREA, GROSS -- The sum of all floor areas within the perimeter of the outside walls of the building under consideration, without deduction for bathrooms, toilet compartments, hallways, stairs, closets, thickness of walls, columns or other features; but excluding unfinished basements, cellars, and attics; space used for mechanical systems; and garages.

g) FRONTAGE -- The linear extent of the front of a lot measured along the lot line of the right-of-way from the intersection of one side lot line to the intersection of the other lot line of the same lot.

h) SETBACK -- The shortest distance from the boundary line, or lot line, to the wall of a building or structure facing thereon.

i) STREET -- Any public way used for vehicular traffic, or any private way used as a public way for such traffic.

j) YARD, FRONT -- An open space extending across the full width of the lot, and lying between the front lot line or lines and the nearest point of the building.

k) YARD, REAR -- An open space extending across the full width of a lot and lying between the nearest point of the building and the rear lot line, or the corner of a triangular lot farthest from the front lot line in the case of a triangular lot with only one lot line along a right-of-way.

l) YARD, SIDE -- An open space between a side lot line of a lot and the nearest point of the building, and extending from the front yard to the rear yard.

2) Amend §198-401.1.3.2., by deleting and replacing said paragraph, as follows:

401.1.3.2. Such alteration, reconstruction, extension or structural change shall not exceed 20% of the gross floor area in existence on the date this paragraph first became effective. For the purposes of this

paragraph open decks shall be permitted as a matter of right; and shall not be included in any floor area calculation.

3) Amend §198-503.1. by deleting the words "and unsightly" from the first sentence thereof.

4) Amend §198-604.1. by adding the words "Building Department," after the word "ZBA,".

5) Amend §198-702.1. by adding the following sentence to the end thereof:
Exempt from the setback requirement of this paragraph are roof eaves, stoops, stairs, chimneys, and bay windows; and fences and walls up to six feet in height from the existing natural topography.

6) Amend §198-702.3. by deleting the words "except that when such existing buildings are more than 30 feet from such street line,"; and by deleting the comma preceding said words and replacing it with a period, and deleting the word "a" following said words and replacing it with the word "A".

7) Amend §198-705.1.8. by deleting the words "In a zone of 20,000 square feet or 30,000 square feet in a Single Residence District," at the beginning of the first sentence, and replacing said words with "In a Residence Zone 20,000 - 120' Front or Residence Zone 30,000 - 150' Front,".

8) Amend §198-802.1. by deleting the words "Article 3" in the second sentence, and replacing said words with "Article 4".

9) Amend §198-802.1.1. by rearranging it into the following paragraphs, and renumbering the following paragraphs accordingly:
802.1.1. A use listed in the Table of Permitted Principal Uses by Districts is permitted as of right in any district under which it is denoted by the word "yes." Uses denoted by the word "no" shall be prohibited.
802.1.2. Uses designated by the letters "SP" may be allowed only if the Zoning Board of Appeals (ZBA) issues a special permit pursuant to §198-203.
802.1.3. Uses designated by the letters "P-ZBA" may be allowed only if the ZBA issues a permit pursuant to §198-203.

10) Amend §198-803.6. Residential Uses, by adding the following definition after the words "BOARDING HOUSE": A building containing from 2 to 6 sleeping rooms, and arranged or used for lodging, with or without meals, for compensation, by more than 5 and not more than 20 individuals.

11) Amend §198-804.1. by rearranging it into the following paragraphs:
804.1. The Table of Permitted Accessory Uses by Districts sets forth the permitted accessory uses of land, buildings, and structures in each zoning district as set forth in the various provisions of this Zoning Bylaw for uses commencing on or after June 1, 1982. All uses set forth in this table shall conform to all other requirements contained in this Zoning Bylaw, and in the event of a conflict between this Table of Permitted Accessory Uses by Districts and any other provisions of this Zoning Bylaw, this Table of Permitted Accessory Uses by Districts, §198-804, shall prevail; and the Classification of Accessory Uses, §198-805 below, shall be considered as part of said table, and shall likewise prevail in the event of such conflicts.
804.1.1. A use listed in said table is permitted as of right in any district under which it is denoted by the word "yes." Uses denoted by the word "no" shall be prohibited.
804.1.2. Uses designated by the letters "SP" may be allowed only if a special permit is issued pursuant to §198-203.

804.1.3. Uses designated by the letters "P-ZBA" may be allowed only if a permit is issued pursuant to §198-203.

804.1.4. Site plan approval is required in accordance with Article 6 for a use where the letter "R" appears, and is not required where the letters "NR" appear.

12) Amend §198-901.1.5.11. by deleting the last sentence thereof.

13) Amend §198-901.1.6.3. by deleting the word "one" and replacing said word with "two".

14) Amend §198-901.1.7.1. by adding the words "police stations," after the words "fire stations,".

15) Amend §198-1001.1.1.1. by adding the words "most restrictive" after the words "applicable to the" and in front of the words "single residence district nearest to the premises,".

16) Amend §198-1105.1.1.1. by deleting the last sentence thereof, and replacing it with the following sentence: In addition to this amount, one parking space for every two employees shall be provided.

17) Amend §198-1105.1.1.2. by deleting the words "having a floor area of over 2,000 square feet, exclusive of basement,".

18) Amend §198-1105.1.1.3. by deleting the words "patrons accommodated at tables or counters" and replace said words with "seats".

19) Amend §198-1105.6.4. by adding the word "year-round" after the words "adequately screened" and in front of the words "from view from said residence district".

20) Amend §198-1606.2.1. by adding the words "the Building Department," after the words "to the SPGA," and in front of the words "the Surveying Department," in the second sentence.

21) Amend the following paragraphs of Chapter 198, Zoning, of the Code of the Town of Wayland, by adding the word "lot" after the word "street" and in front of the word "line"; or by replacing the word "property" with the word "lot" when the word "property" occurs in conjunction with the words "street" and "line": §§198-702.2, 702.3, 702.4, 705.1.2, 705.1.3, 705.1.4, 705.1.5, 705.5, Note 10 in the Table of Dimensional Requirements, 1002.1.1, 1002.1.5, 1002.1.8, 1002.1.9, 1102.1.6.1.5, 1102.1.6.1.9, 1102.1.9.1.7, 1104.4.2, 1106.1, 1302.1, 1406.4, and 1406.8.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *12*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY CHANGING §198-1102.1.3 TO CLASSIFY RESTAURANTS BY SIZE INTO SPECIAL PERMIT AND AS-OF-RIGHT USE CATEGORIES

Proposed by: *Planning Board*

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting §198-1102.1.3 and replacing it with a new §198-1102.1.3 (classifying restaurants by size into special permit and as-of-right use categories), as indicated in the portion of the Table of Permitted Principal Uses by Districts attached hereto, and by the following:

1102.1.3. Restaurants and other places for the serving and consumption of food or beverages inside the building at tables or counters shall be allowed as described in the Table of Permissible Principal Uses by District. The approving authority shall satisfy itself that a clearly established need of the Town will be served thereby, and that the use of the premises shall not be against the public interest, shall not derogate from the character of the neighborhood in which such use is to occur, and shall not be detrimental or offensive because of noise, vibrations, smoke, gas, fumes, odor, dust, or other objectionable features; and that such use shall not otherwise be injurious to the inhabitants or their property, or dangerous to the public health or safety; subject, however, to the following:

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

Town of Wayland
Table of Permitted Principal Uses by Districts

	Single Resi-dence	Roadside Business	Business A	Business B	Light Manu-facturing	Limited Commercial	Site Plan Appro-val
Business Uses							
1. Auto - sales, service, repair	NO	NO	P-ZBA	NO	P-ZBA	NO	R
2. Auto service station, maximum of 12 vehicle fueling locations with no less than 2 full service, and repair	NO	NO	YES	NO	YES	NO	R
3. Auto service station, all other	NO	NO	SP	NO	SP	NO	R
4. Bank	NO	NO	YES	YES	YES	YES	R
5. Boat or canoe rental, non-motorized or no more than 10hp	SP	SP	YES	YES	YES	YES	R
6. Customary home occupation	TAU	TAU	YES	YES	YES	YES	R
7. Funeral home	SP	SP	YES	YES	YES	YES	R
8. Medical/dental care	TAU	TAU	YES	YES	YES	YES	R
9. Office	TAU	TAU	YES	YES	YES	YES	R
10. Parking facility - garages for 4 or more vehicles	SP	SP	YES	YES	YES	YES	R
11. Personal & other service	NO	NO	YES	YES	YES	NO	R
12. Restaurant, less than 50 seats and less than2,000 sf	NO	YES	YES	YES	YES	NO	R
13. Restaurant, equal to or greater than 50 seats or equal to or greater than2,000 sf	NO	SP	SP	SP	NO	NO	R

See Footnotes in Appendix H

STM ARTICLE *13*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING §198-1102.1.9, GASOLINE SERVICE STATIONS, AND REPLACING IT WITH A NEW §198-1102.1.9, AUTO SERVICE STATIONS (CLASSIFYING AUTO SERVICE STATIONS BY SIZE INTO SPECIAL PERMIT AND AS-OF-RIGHT USE CATEGORIES)

Proposed by: *Planning Board*

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting §1998-1102.1.9, Gasoline service stations, and replacing it with a new §198-1102.1.9, Auto Service Stations (classifying auto service stations by size into special permit and as-of-right use categories), as indicated in the portion of the Table of Permitted Principal Uses by Districts attached hereto, and by the following:

1102.1.9. Auto service stations.

1102.1.9.1. Auto service stations for the sale of gasoline, lubricants and similar supplies and parts of motor vehicles, the making of minor repairs and adjustments to motor vehicles, other than structural changes or repairs, and providing water and compressed air, shall be permitted as described by the Table of Permitted Principal Uses by District. The approving authority shall satisfy itself that a clearly established need will be served thereby, and subject to the following:

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

Town of Wayland
Table of Permitted Principal Uses by Districts

	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
Business Uses							
1. Auto - sales, service, repair	NO	NO	P-ZBA	NO	P-ZBA	NO	R
2. Auto service station, maximum of 12 vehicle fueling locations with no less than 2 full service, and repair	NO	NO	YES	NO	YES	NO	R
3. Auto service station, all other	NO	NO	SP	NO	SP	NO	R
4. Bank	NO	NO	YES	YES	YES	YES	R
5. Boat or canoe rental, non-motorized or no more than 10hp	SP	SP	YES	YES	YES	YES	R
6. Customary home occupation	TAU	TAU	YES	YES	YES	YES	R
7. Funeral home	SP	SP	YES	YES	YES	YES	R
8. Medical/dental care	TAU	TAU	YES	YES	YES	YES	R
9. Office	TAU	TAU	YES	YES	YES	YES	R
10. Parking facility - garages for 4 or more vehicles	SP	SP	YES	YES	YES	YES	R
11. Personal & other service	NO	NO	YES	YES	YES	NO	R
12. Restaurant, less than 50 seats and less than2,000 sf	NO	YES	YES	YES	YES	NO	R
13. Restaurant, equal to or greater than 50 seats or equal to or greater than2,000 sf	NO	SP	SP	SP	NO	NO	R

See Footnotes in Appendix H

STM ARTICLE *14*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING ARTICLE 15, WIRELESS COMMUNICATIONS SERVICES DISTRICT, IN ITS ENTIRETY AND REPLACING IT WITH A NEW ARTICLE 15, WIRELESS COMMUNICATIONS SERVICES DISTRICT

Proposed by: *Planning Board*

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting Article 15, Wireless Communications Services District, in its entirety and replacing it with a new Article 15, Wireless Communications Services District, as follows:

ARTICLE 15
Wireless Communications Services District

§198-1501. Purpose.

1501.1. For the purposes of this Article 15, "wireless communications services" shall mean the provision of the following types of services: cellular telephone service, personal communications service, and enhanced specialized mobile radio service. It is anticipated that such services will be provided via wireless communications facilities that may include a tower, one or more antennas, and one or more accessory structures. The purpose of this Article 15 is to establish a district in which wireless communications services may be provided while preserving and protecting the public health, safety, and general welfare. Specifically, the Wireless Communications Services District has been created to:

1501.1.1. Protect the general public from hazards associated with wireless communications facilities.

1501.1.2. Minimize visual impacts from wireless communications facilities.

1501.1.3. Protect the scenic, historic, natural, and human-made resources of the Town.

1501.1.4. Protect property values.

§198-1502. Location.

1502.1. The Wireless Communications Services District shall be located on land owned by the Town of Wayland known as the old landfill site (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22 and 23, Parcels 22-001 and 22-002), and known as the new landfill site (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 17, 21, and 22, inclusive, Parcels 17-018, 21-010A, 21-012A, 21-012B, 21-012C, 21-012D, 21-012E, 21-012F, 21-012G, 22-003, 22-004, 22-006, and 22-007); and on sites known as the existing Boston Edison Company (BECO) electric power transmission towers Numbers 94 to 102, inclusive, that are located within the Massachusetts Bay Transit Authority (MBTA) right-of-way from its boundary with Route 20 westerly to its western-most boundary with the Town of Sudbury (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22, 26 and 27, inclusive).

1502.2. The Wireless Communications Services District shall be construed as an overlay district with regard to said locations. All requirements of the underlying zoning district shall remain in full force and effect, except as may be specifically superseded herein.

§198-1503. Use restrictions.

1503.1. A wireless communications facility may be erected in the Wireless Communications Services District upon the issuance of a special permit by the Planning Board pursuant to §198-203, and subject to site plan approval as set forth in Article 6 of this ZBL, if the Planning Board determines that the adverse effects of the proposed facility will not outweigh its benefits to the Town, in view of the particular characteristics of the site, and of the proposal in relation to the site. Said determination shall include consideration of the each of the following:

1503.1.1. The communications needs served by the facility.

1503.1.2. Traffic flow and safety, including parking and loading.

1503.1.3. Adequacy of utilities and other public services.

1503.1.4. Impacts on neighborhood character, including aesthetics.

15-3.1.5. Impacts on the natural environment, including visual impacts.

1503.1.6. Potential fiscal impacts, including impacts on town services, tax base, and employment.

1503.1.7. Potential human health hazards due to radio signal radiation, to the extent not contrary to federal law.

1503.2 In addition, such facility may be erected in said district, subject to the following conditions:

1503.2.1. To the extent feasible, all service providers shall co-locate their antennas on a single tower. Towers shall be designed to structurally accommodate the maximum number of foreseeable users (within a 10-year period) technically practicable.

1503.2.2. New towers shall be considered only upon a finding by the Planning Board that existing or approved towers cannot accommodate the antennas planned for the proposed tower.

1503.2.3. Any new wireless communications facility tower shall be of the monopole type only; no lattice or guy-wire towers, and no teleports, shall be permitted, and the Planning Board may allow and/or limit the use and size of parabolic antennas, and of repeaters.

1503.2.4. Except for the BECO towers, the highest point of any antenna support structure, or of any antenna or any component thereof, or attachment thereto, shall not exceed 10 feet above the lesser of the pre-existing significant tree canopy elevation, or the proposed post-construction significant tree canopy elevation, as defined in §198-1503.2.4.2 below.

1503.2.4.1. Except for the BECO towers, if there is no significant tree canopy elevation, as defined in §198-1503.2.4.2 below, the maximum height of any antenna support structure, or any antenna, or any component thereof or attachment thereto, shall not exceed 55 feet above finished grade of ground elevation.

1503.2.4.2. For the purpose of this Article 15, "significant tree canopy elevation" shall be defined as the arithmetic average of the elevations of the tops of all trees at least 6 inches in diameter at breast height, and over 20 feet tall in a stand of trees, all of which are located within a 150-foot radius of the base of the proposed antenna support structure, provided at least 10 such trees are in said stand. Elevations shall be measured with respect to mean sea level datum.

1503.2.5. Except for the BECO towers, no antenna, nor any support structure, nor any antenna or any component thereof, or attachment thereto, shall be located at a height in excess of 55 feet, unless there is such a significant tree canopy elevation, as defined in §198-1503.2.4.2 above.

1503.2.6. Finished grades shall not be distorted above the pre-existing natural grades as a way to achieve additional height.

1503.2.7. Except for the BECO towers, a wireless communications facility shall not be erected nearer to any property line than a distance equal to the vertical height of the wireless communications facility, measured at the mean finished grade of the tower base.

1503.2.8. To the extent feasible, all network interconnections from the wireless communications facility made via land lines shall be via underground lines.

1503.2.9. Existing on-site vegetation shall be preserved to the maximum extent practicable.

1503.2.10. The wireless communications facility shall minimize, to the extent feasible, adverse visual effects on the environment. The Planning Board may impose reasonable conditions to ensure this result, including painting and lighting standards.

1503.2.11. Traffic associated with the wireless communications facility shall not adversely affect abutting ways.

1503.2.12. The applicant shall obtain written, legally valid and binding authorization for the use of each facility site from the owner thereof; and, where applicable, from the utility companies whose facilities are used; and from the Board of Selectmen with respect to public ways and Town-owned facilities.

1503.2.13 Any antenna for use as a wireless communications facility shall not be installed, nor mounted on, nor attached to, a new monopole tower or existing structure, in any location that is within 900 feet of a lot line defining a parcel on which exists a dwelling, a school, a daycare center, a nursing home, or an assisted or independent living facility.

1503.2.14. Any antenna, or equipment, mounted on, or attached to, any of the BECO towers shall not extend more than 25 feet above the highest point of said towers.

1503.2.15. The area around a tower, communication equipment shelters, and related equipment shall be completely fenced for security to a height of 6 feet, and gated; and a sign shall be posted on, or adjacent to, all entry gates indicating the facility owner and a 24-hour emergency telephone number.

1503.2.16. All radio frequency radiation from any wireless communications facility:

1503.2.16.1. Shall comply with Federal Communications Commission (FCC) Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation.

1503.2.16.2. Shall comply with standards of the Massachusetts Department of Public Health (DPH), the National Council for Radiation Protection, and the American National Standards Institute, insofar as such standards are more strict or limiting as to permissible human exposure than are the FCC Guidelines, and may lawfully be applied.

1503.2.16.3. Shall be controlled and limited as to frequency and power so as not to cause interference, by inter-modulation or otherwise, with any Town facility or amateur facility.

1503.2.17. Noise generated by any wireless communications facility shall not exceed 50db at ground level at the property line at any public way on which it is located.

§198-1504. Submittal requirements.

1504.1. As part of any application for a special permit, applicants shall submit, at a minimum, the information required for site plan approval, as set forth herein at Article 6. Applicants shall also describe the capacity of any tower, including the number and types of antennas, number and types of radios and of channels per radio, that it can accommodate, and the basis for the calculation of capacity, and shall describe any accessory structures.

1504.2. In addition, applicants shall submit:

1504.2.1. The name and address of the applicant and all agents of the applicant, and of all legal and beneficial owners of the site or sites proposed for a wireless communication facility, copies of all instruments, options, contracts, or encumbrances affecting ownership of the site or sites, together with the opinion of an attorney concerning the state of the title thereto, and an instrument executed by all persons or entities owning property at the site or sites agreeing that the applicant is authorized by them to make the application, and agreeing to comply with provisions of this Article 15.

1504.2.2. A statement signed by the applicant, on oath and under penalties of perjury, that all information included in the submittal is materially accurate, true, complete, and verifiable. Inaccurate, misleading, or false information shall be grounds for disapproval of the application, or revocation of approval.

1504.2.3. Plans and other information identifying the site or sites proposed, including:

1504.2.3.1. A map at an appropriate scale (to be determined by the Planning Board), showing lot lines of the subject property and of all properties within 2,000 feet of the perimeter of the facility, and showing the footprint of all buildings on all such properties.

1504.2.3.2. Specification on a copy of the Town Atlas Maps of the zoning district, including any overlay district, applicable to such properties.

1504.2.3.3. The heights of all existing buildings and structures on such properties, and the height of any proposed new structure on the subject property.

1504.2.3.4. Average height of existing tree cover on such properties, specifying heights and principal species.

1504.2.4. A map of the Town of Wayland, including all towns to a distance of 5 miles from Wayland boundaries, showing the locations of:

1504.2.4.1. All existing wireless communications facilities.

1504.2.4.2. All proposed wireless communications facilities the applicant expects to install, and reasonably knows will be installed by other providers, within the next 24 months following the submittal of the application.

1504.2.5. A map showing:

1504.2.5.1. The location of tree cover within 500 feet of the proposed facility.

1504.2.5.2 Dominant tree species for each area of tree cover within 500 feet.

1504.2.5.3 Topography contour lines at 2-foot intervals to a distance beyond the proposed facility to be determined by the Planning Board, but not to exceed 1,000 feet, with reference contours to mean sea level datum.

1504.2.6. True copies of all applications (to include any Notification of Nonionizing Radiation Source, and/or any Combined Request for Approval Under 105 CMR 122.000 [et seq.] and Employer Notification Under 453 CMR 5.000, [et seq.], and the like) and information submitted to the DPH, Radiation Control Program, or any other subdivision of the DPH, approval letter, and any other notice from said department or subdivisions, and any revisions thereof; and true copies, and any revisions thereof, of all similar applications, notices, etc. submitted to the FCC.

1504.2.7. A complete specification certified by a radio frequency engineer licensed by the Commonwealth of Massachusetts of:

1504.2.7.1. The energy outputs at ground level, actual and potential, and the power densities at ground level, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location where maximum power density is expected, for each antenna sector, from the operation of each and every proposed new wireless communications facility to be added.

1504.2.7.2. The cumulative energy outputs at ground level, actual and potential, produced from all wireless communications facilities, and the cumulative power densities from the operation of all wireless communications facilities, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location where maximum power density is expected, for each antenna sector, from the operation of all wireless communications facilities, including any proposed new wireless communications facility.

1504.2.7.3. With respect to such actual energy outputs and power densities, the data contained in such specification shall be from actual field measurements made within 30 days before the applicant submits the special permit/site plan review and approval application.

1504.2.8. The beam widths at ground level for the energy outputs from each antenna sector, and the degree of down-tilt of each antenna.

1504.2.9. A complete description, including, but not limited to, data, drawings, catalogs, brochures, manufacturers' specifications, photographs and all other pertinent information relevant to the proposal describing antennas, equipment mounts, and all other equipment and structures proposed for the site or related to the proposal; plus all of the information required by Article 6 of this ZBL.

1504.2.10. Data as to noise, certified by an acoustical engineer, specifying in decibels Ldn (logarithmic scale) both existing or ambient noise at each proposed site, and the maximum noise to occur, comprising the aggregate of that existing and that resulting from the proposed wireless communications facility.

1504.2.11. An environmental assessment meeting the standards set forth in §198-1503.2.16, and the environmental assessment requirements of the FCC, together with evidence that the same has been submitted to, and approved by, the FCC.

§198-1505. Review and action by the Planning Board.

1505.1. The Planning Board shall review and act upon an application for a special permit and site plan review and approval for a wireless communications facility in accordance with applicable provisions of MGL c40A, §§9 and 11; and in accordance with Articles 6 and 15 of this ZBL; and:

1505.1.1. Shall make such investigation as it deems appropriate to determine whether the application meets the requirements of §§198-1503 and 1504.

1505.1.2. May engage a radio frequency engineer, an acoustic engineer, and such other professional consultants as it deems necessary, to assist and advise it in its investigation and determination.

1505.1.3. Shall require of each applicant and each holder of a special permit and site plan approval hereunder reasonable deposit for, and reimbursement of, all fees for the employment of appropriate consultants.

1505.1.4. May limit the duration of a special permit.

§198-1506. Monitoring and inspections.

1506.1. The applicant may be required to float a balloon or use a crane test at the location of a proposed tower or antenna to show its height and visibility. Such test shall be conducted 2 weeks prior to the public hearing, and shall be advertised at the applicant's expense in a newspaper of general circulation in Wayland at least one week prior to the test.

1506.2. Photo documentation after construction of the facility and just prior to becoming operational shall be required.

1506.3. Prior to beginning operation of the wireless communications facility, background levels of electromagnetic frequency radiation shall be monitored for each antenna sector at ground level at 200 feet, 500 feet, and 1,000 feet from the facility; and at the locations where maximum power density is predicted, as listed in the application.

1506.4. After operation of the facility has commenced, random monitoring of radio frequency and acoustic emissions shall be required. Electromagnetic frequency radiation shall be monitored for each

antenna sector at ground level at 200 feet, 500 feet, and 1,000 feet from the facility; at the locations where maximum power density was predicted, as listed in the application; and at the locations where maximum power density occurs.

1506.5. Inspection of the structural integrity and safety of all towers and equipment attached thereto shall be required. Monopoles shall be inspected every 5 years. Structures mounted on, or attached to, existing BECO towers shall be inspected every 3 years. Any modification of an existing facility that includes changes to tower dimensions or antenna numbers or type shall require a new structural inspection.

1506.6 All required monitoring and inspections shall be performed by appropriate independent consultants selected by the Planning Board, and paid for by the applicant/owner. Said consultants shall use monitoring and inspection protocols as outlined in applicable wireless communication facilities regulations, or, in the absence of such regulations, as specified by the Planning Board. Reports of all monitoring and inspection results shall be prepared by the consultants and submitted to the Planning Board, to the Zoning Enforcement Officer, to the Building Commissioner, and to the Board of Health.

§198-1507. Compliance and violations.

1507.1. Every wireless communications facility for which a special permit is granted hereunder shall continue at all times to comply with the provisions thereof, and of this Article 15; and the holder of such special permit shall comply with requirements of the Planning Board in fulfillment of the provisions for monitoring herein.

1507.2. Every wireless communications facility, and every application for a special permit for such facility, shall comply with all other applicable provisions of this ZBL, including, without limitation, requirements with respect to:

1507.2.1. The permit application under §198-202.

1507.2.2. Special permits under §198-203.

1507.2.3. Signs and exterior lighting under §198-501.

1507.2.4. Site plan approval under Article 6.

1507.3. Wireless communications facilities shall comply with such standards applicable thereto as may from time to time be imposed by the Board of Health, to the extent that such standards are not contrary to federal or state laws.

1507.4. The applicant shall be bound in the special permit and site plan approval processes, and thereafter, by the energy outputs and power densities at the locations as set forth in the special permit and site plan review and approval application, and also with respect to the information contained in the application to the Radiation Control Program of the DPH.

1507.5. If a wireless communications facility is determined to be in violation of any of the provisions of the special permit and/or site plan approval, or any other applicable law or regulation, the Planning Board shall cause to be served on the operator of the facility, and on the owner of the land on or from which the violation is caused, notice of such violation. Any such violation shall cause automatic revocation of said special permit.

§198-1508. Modifications.

1508.1. Any changes or modifications to an already-approved wireless communications facility shall be made through the special permit/site plan review and approval process. All such changes or modifications shall include:

1508.1.1. Any change of personal wireless services as defined in the Federal Communications Act of 1996, other than allowed under an existing special permit.

1508.1.2. Any change of service that involves changing the physical appearance of the wireless communications facility.

1508.1.3. Any change of tenant by co-location, regardless of the type of service.

1508.1.4. Any change in equipment that by nature of the change increases the level of radio frequency emissions.

1508.1.5 Any change in the physical appearance, physical characteristics, or dimensions of the wireless communications facility.

1508.1.6. Any change in, or deviation from, the existing special permit.

§198-1509. Liability insurance; removal and removal bond.

1509.1. The special permit shall include a condition that any wireless communications services provider that operates a wireless communications facility in the Town of Wayland shall provide, for each such wireless communications facility, a certificate of insurance for bodily injury in a form acceptable to the Planning Board, with coverage limits of not less than five million dollars. For good cause, and after notice and a public hearing, the Planning Board may from time to time require the owner to increase the limits of such coverage.

1509.2. If a wireless communications facility is not substantially in commercial operation for a period of one year, it shall be removed, and the site shall be returned to its pre-existing condition by the owner of the facility and/or by the owner of the site within 180 days of notice by the Town. As part of an application for any wireless communications facility, a plan shall be submitted detailing how the site will be returned to its pre-existing conditions, including planting of replacement trees, grading and removal of all structures and waste, and any other work that may be required by the Planning Board, with a bond to be held by the Town, the amount of which shall be determined by the Planning Board. If the facility is not removed within said 180 days, the Town shall be empowered to use said bond for the removal of said facility.

§198-1510. Exemption.

1510.1. The following type of wireless communications towers are exempt from this Article 15: amateur radio towers used in accordance with the terms of any amateur radio service license issued by the FCC, provided that the tower is not used or licensed for any commercial purpose; and the tower must be removed if the use is discontinued for six months.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *15*: PETITION TO AMEND THE ZONING BY-LAWS, §198-1501-§198-1509, "WIRELESS COMMUNICATIONS SERVICES DISTRICT"

Proposed by: Petitioners

To determine whether the Town will vote to amend the Zoning By-Law by deleting the present §198-1501 to §198-1509, inclusive, "Wireless Communications Services District," and replacing it by the following §198-1501 to §198-1507, inclusive:

WIRELESS COMMUNICATIONS SERVICES DISTRICT

§198-1501. Purpose.

1501.1 The purpose of this §198-1501 to §198-1507, inclusive, is to establish a district in which wireless communications services may be provided with minimal harm to the public health, safety and general welfare. Specifically, the Wireless Communications Services District has been created to (a) protect the general public from hazards associated with wireless communications facilities and (b) minimize visual impacts from wireless communications facilities on residential districts within Wayland. For the purposes of this §198-1501-§198-1507, "wireless communications services" shall mean the provision of the following types of services: cellular telephone service, personal communications service and enhanced specialized mobile radio service. Such services, it is anticipated, will be provided via wireless communications facilities that may include an antenna support structure, one or more antennas and one or more accessory structures.

§198-1502. Locations.

1502.1. The Wireless Communications Services District shall be located in the old landfill site, as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22 and 23, Parcels 22-001 and 22-002, the new landfill site, as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 17, 21, and 22, inclusive, Parcels 17-018, 21-010A, 21-012A, 21-012B, 21-012C, 21-012D, 21-012E, 21-012F, 21-012G, 22-003, 22-004, 22-006, and 22-007, and upon or attached to the existing electric power transmission towers No. 94 to 99, inclusive, that are located within the Massachusetts Bay Transit Authority right-of-way south of Boston Post Road (Route 20), which right-of-way is shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22, 26 and 27, inclusive; provided, however, that:

1502.1.1. Any wireless communications facility located upon or attached to such electric power transmission towers in the aforesaid right-of-way shall be placed at a height of no more than 25 feet above the height of such existing transmission tower in said right of way.

1502.1.2. Any wireless communications facility shall be located at least 880 feet from any property line of any lot upon which there exists a dwelling, school, day-care center, nursing home, or assisted or independent living facility on April 1, 1999.

1502.1.3. No wireless communications facility shall be allowed on or attached to any building, structure, utility pole, or streetlight fixture, except for those permitted upon or attached to the aforesaid electric transmissions towers No. 94 to 99, inclusive, or on monopoles located in the aforesaid

old or new landfill sites. No parabolic dishes, teleports, or repeaters shall be allowed, permitted, or approved.

1502.2. The Wireless Communications Services District shall be construed as an overlay district with regard to said locations. All requirements of the underlying zoning district shall remain in full force and effect, except as may be specifically superseded herein.

§198-1503. Use Restrictions.

1503.1. A wireless communications facility may be sited in the Wireless Communications Services District upon the issuance of a special permit by the Planning Board pursuant to §198-1604, as it may be amended, and site plan approval by the Planning Board pursuant to §198-1605, as it may be amended, and subject to the terms pertaining to wireless communications facilities of the special permit and site plan approval regulations of the Planning Board, and all of the following conditions:

1503.1.1. To the extent feasible, all service providers shall co-locate their antennas on a single antenna support structure. Antenna support structures shall be designed structurally to accommodate the maximum number of foreseeable users (within a ten-year period) technically practicable.

1503.1.2. New antenna support structures shall be considered only upon a finding by the Planning Board that existing or previously approved antenna support structures cannot accommodate the antennas planned for the proposed antenna support structure. The burden of proving that existing or previously approved antenna support structures cannot accommodate the antenna(s) planned for a new proposed antenna support structure shall be on the applicant(s) for a special permit and site plan approval.

1503.1.3 Any new antenna support structure shall be a monopole only. New lattice-type antenna support structures or new antenna support structures supported by guy wires shall not be allowed, permitted or approved.

1503.1.4. With the exception of wireless communications facilities located upon or attached to the aforesaid existing electric power transmission towers No. 94 to 99, inclusive, and of wireless communications facilities that might be located in an area within the circle defined by a radius of one hundred fifty feet from the base of an antenna as provided in 1503.1.5 below, no wireless communications facility shall be located at a height in excess of fifty-five (55) feet above the finished grade of ground elevation, nor shall any antenna support structure be higher than fifty-five (55) feet above the finished grade of ground elevation.

1503.1.5. The highest point of any antenna support structure or of any antenna or any component thereof or attachment thereto to be located within the old or new landfill sites shall not exceed ten (10) feet above the lesser of the preexisting significant tree canopy elevation or the proposed post-construction significant tree canopy elevation, as defined in § 1503.1.7 below.

1503.1.6. If there is no significant tree canopy elevation, as defined in 1503.1.7 below, the maximum height of any antenna support structure or any antenna or any component thereof or attachment thereto shall not exceed fifty-five (55) feet above finished grade of ground elevation.

1503.1.7. For the purpose of this bylaw, a significant tree canopy elevation shall be defined as the arithmetic average of the elevations of the tops of all trees at least six (6) inches in diameter and over twenty (20) feet tall in a stand of trees all of which are located within a one hundred fifty (150)

foot radius from the base of the proposed antenna(s) provided at least ten (10) such trees are in that stand. Elevations are with respect to mean sea level datum. No antenna, nor any support structure, nor any antenna or any component thereof or attachment thereto shall be located at a height in excess of fifty-five (55) feet unless there is such a significant tree canopy elevation.

1503.1.8. Such finished grades shall not be distorted above the preexistent natural grade as a way to achieve additional height.

1503.1.9. To the extent feasible, all network interconnections from any wireless communications facility shall be via land lines.

1503.1.10. Existing on-site vegetation shall be preserved to the maximum extent practicable.

1503.1.11. The wireless communications facility shall minimize, to the extent feasible, adverse visual effects on the environment. The Planning Board may impose reasonable conditions to ensure this result, including painting and lighting standards.

1503.1.12. Traffic associated with any wireless communications facility shall not adversely affect abutting ways.

1503.1.13. Unless required by the FAA, no exterior night lighting of any wireless communications facility is permitted except for manually operated emergency lights for use when operating personnel are on site.

1503.1.14. Applicants proposing to erect wireless communications facilities on municipally-owned land shall provide evidence of contractual authorization from the appropriate authority of the Town of Wayland to site wireless communications facilities on such land.

1503.1.15. If a wireless communications facility is not substantially in commercial operation for a period of one year, it shall be removed, and the site shall be returned to its pre-existing condition by the owner of the facility and/or by the owner of the site within 180 days of notice by the Town. As part of an application for approval of any wireless communications facility, a plan shall be submitted detailing how the site will be returned to its pre-existing conditions, including planting or replacement of trees, grading and removal of all structures and waste, and any other work that may be required by the Planning Board, with a bond to be held by the Town, the amount of which shall be determined by the Planning Board. If the facility is not removed within said 180 days, the Town shall be empowered to use said bond for the removal of said facility.

§198-1504. Submittal Requirements.

1504.1. As part of any application for a special permit, applicants shall submit, at a minimum, the information required for site plan approval, as set forth herein at §198-1605, as it may be amended. Applicants shall also describe the capacity of any antenna support structure, including the number and types of antennas that it can accommodate, and the basis for the calculation of capacity, and shall describe any accessory structures.

1504.2. In addition, applicants shall submit:

1504.2.1. The name(s) and address(es) of the applicant(s) and all agents of the applicant(s), and of all legal and beneficial owners of the site or sites proposed for a wireless communications facility, copies of all instruments, contracts, easements, leases, or encumbrances affecting ownership, possession, and use of the site or sites, together with the opinion of an attorney concerning the state of the title thereto, and an instrument executed by all persons or entities owning or having an interest in property at the site or sites agreeing that the applicant is authorized by them to make the application and agreeing to comply with the provisions of this §198-1501 to §198-1507.

1504.2.2. A statement signed by the applicant(s), on oath or under penalties of perjury, that all information included in the submittal is materially accurate, true, complete, and verifiable. Inaccurate, misleading, or false information shall be grounds for disapproval of the application, or revocation of approval.

1504.2.3. A map of the Town of Wayland, including all abutting towns to a distance of five miles from Wayland boundaries, showing the locations of:

1504.2.3.1. All existing wireless communications facilities.

1504.2.3.2. All proposed wireless communications facilities the applicant expects to install, and reasonably knows will be installed by other providers, within the next 24 months following the submittal of the application.

1504.2.4. A complete description, including, but not limited to, data, drawings, catalogs, brochures, manufacturers' specifications, photographs and all other pertinent information relevant to the proposal describing antennas, antenna support structures, equipment mounts, and all other equipment and structures proposed for the site or related to the proposal.

1504.2.5. True copies of all applications (to include any "Notification of Nonionizing Radiation Source," and/or any "Combined Request for Approval Under 105 CMR 122.000" [et seq.] and Employer Notification Under 453 CMR 5.000," [et seq.] and the like) and information submitted to the Massachusetts Department of Public Health ("DPH"), Radiation Control Program, or any other subdivision of the DPH, approval letter(s), and any other notice(s) from said department or subdivisions, and any revisions thereof.

1504.2.6. A complete specification certified by a radio frequency engineer licensed by the Commonwealth of Massachusetts of (a) the energy outputs at ground level, actual and potential, and the power densities at ground level, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location(s) where maximum power density is expected, for each antenna sector, from the operation of each and every proposed new wireless communications facility to be added and of (b) the cumulative energy outputs at ground level, actual and potential, produced from all wireless communications facilities, and the cumulative power densities from the operation of all wireless communications facilities, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location(s) where maximum power density is expected, for each antenna sector, from the operation of all wireless communications facilities, including any proposed new wireless communications facility.

1504.2.6.1. With respect to such actual energy outputs and power densities, the data contained in such specification shall be from actual field measurements made within thirty (30) days before the applicant(s) submits an application for the grant of a special permit to the Planning Board.

1504.2.7. The beam widths at ground level for the energy outputs from each antenna sector.

1504.2.8. A map showing:

1504.2.8.1. The location of tree cover within 500 feet of the proposed facility;

1504.2.8.2 Dominant tree species for each area of tree cover;

1504.2.8.3 Topography contour lines at two-foot intervals within 500 feet of any proposed wireless communications facility site with reference contours to mean sea level datum.

§198-1505. Exemptions.

1505.1. The following types of wireless communications towers are exempt from this §198-1501 to §1507:

1505.1.1. Amateur radio towers used in accordance with the terms of any amateur radio service license issued by the Federal Communications Commission, provided that the tower is not used or licensed for any commercial purpose, the tower must have a cost or replacement value of less than $10,000 and the tower must be removed if the use is discontinued for six months.

1505.1.2. Towers used for the purposes set forth in MGL c. 40A, §3.

§198-1506. Monitoring and Compliance

1506.1. After the granting of a special permit and after applicant(s) begin operation of a wireless communications facility, the Planning Board shall cause the operation of the wireless communications facility to be monitored by actual field measurements conducted on a random and seasonal basis made by an independent consultant chosen by the Planning Board, which the applicant agrees to pay for by submitting an application for a special permit, to monitor the actual energy outputs and the actual power densities for each antenna sector produced at ground level at two hundred feet, five hundred feet, and one thousand feet, and at the locations where maximum power density was said by the applicant(s) to be expected, from operation of each wireless communications facility.

1506.1.1. The independent consultant shall use the monitoring protocol specified in the Planning Board's regulations for wireless communications facilities. A report of monitoring results shall be prepared by the independent consultant and submitted to the Planning Board, the Board of Health, and the Building Commissioner.

1506.2. Applicants shall be bound in the special permit and site plan approval processes, and thereafter, by the energy outputs and power densities at the locations as aforesaid as set forth in their applications to the Planning Board for the grant of a special permit and also with respect to the information contained in their application(s) to the Radiation Control Program of the Massachusetts Department of Public Health.

1506.3. The operation of wireless communications facilities shall comply with such standards applicable thereto as may from time to time be imposed by the Board of Health.

1506.4. Any modification of an existing wireless communications facility or the activation of any additional permitted channels shall require new monitoring.

1506.5. If a provider(s) or providers operating a wireless communications facility is in violation of any of the provisions of this §198-1501 to §198-1507, inclusive, of this bylaw, the Planning Board shall cause to be served on such provider(s) and upon the owner(s) of the land on or from which the violation is caused notice of such violation.

1506.6. Such provider(s) and owner(s) shall have ten (10) business days to bring the operation of any wireless communications facility causing or contributing to the violation into full compliance with this §198-1501 to §198-1507, inclusive, and to file with the Planning Board a detailed plan of how they are accomplishing such compliance and how they intend to avoid the problem(s) in the future that caused the violation(s).

1506.7. After notice and hearing, the Planning Board shall as promptly as is possible approve such plan, approve it with modifications, or reject it. The promptness and good faith with which such provider(s) or owner(s) acts to cure the problem(s) causing the violation(s) shall be considered as factors used by the Planning Board in acting upon such plan.

1506.8. The terms of approval or approval with modification(s) of such plan by the Planning Board shall be considered a condition of the special permit pertaining to such wireless communications facility or facilities. Failure by the Planning Board to approve such a plan within fourteen (14) days of the day it is filed, if it is timely filed, shall be deemed a denial.

1506.9. Such violation(s), if not cured within thirty (30) days of receipt by the provider(s) of notice thereof, as aforesaid, shall constitute adequate cause for the Planning Board to revoke any special permit pertaining to such wireless communications facility or facilities, and said special permit shall be deemed revoked automatically at that time.

1506.10. No extensions of time shall be permitted for the filing of such a plan or for acting upon it.

1506.11. If such plan is denied or deemed denied by the Planning Board, the special permit(s) pertaining to the operation of the wireless communications facility or facilities causing the violation shall be deemed immediately revoked.

1506.12. Violation of any provision of this §198-1501 to §198-1507, inclusive, shall be punishable by a fine not to exceed one thousand dollars ($1,000.00) per day for each day after the third day after the provider(s) operating wireless communications facilities in said violation receives notice of the violation as aforesaid.

§ 198-1507 Liability Insurance

1507.1. It shall be a condition of and in any special permit that any wireless communications services provider(s) who operates a wireless communications facility in the Town of Wayland shall provide for each such wireless communications facility a certificate of insurance for bodily injury in a form acceptable to the Planning Board with coverage limits of not less than five million dollars. For good cause, and after notice and hearing, the Planning Board may from time to time require the owner(s) to increase the limits of such coverage.

PETITIONERS' COMMENTS: This article is similar to the Planning Board's proposed comprehensive by-law because the petitioners offered this by-law language to the Planning Board. The differences in the by-laws are that this article tracks all the Advisory Committee's recommendations including specific prohibition of antennas from placement on utility poles, streetlight fixtures, and on buildings other than specific Boston Edison Company towers. This article also provides for detailed comprehensive compliance procedures to protect all interested parties.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *16*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING §§198-1501, PURPOSE, AND 1504, SUBMITTAL REQUIREMENTS, AND 1505, NONUSE, OF THE WIRELESS COMMUNICATIONS SERVICES DISTRICT, IN THEIR ENTIRETY AND REPLACING THEM WITH A NEW §198-1501, PURPOSE, §198-1504, SUBMITTAL REQUIREMENTS, §198-1505, REVIEW AND ACTION BY THE PLANNING BOARD, §198-1506, MONITORING AND INSPECTIONS, §198-1597, COMPLIANCE AND VIOLATIONS, §198-1508, MODIFICATIONS, AND §198-1509, LIABILITY INSURANCE; REMOVAL AND REMOVAL BOND

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting §§198-1501, Purpose, and 1504, Submittal Requirements, and 1505, Nonuse, of the Wireless Communications Services District, in their entirety and replacing them with a new §198-1501, Purpose, §198-1504, Submittal requirements, §198-1505, Review and action by the Planning Board, §198-1506, Monitoring and inspections, §198-1507, Compliance and Violations, §198-1508, Modifications, and §198-1509, Liability insurance; removal and removal bond, as follows:

§198-1501. Purpose.

1501.1. For the purposes of this Article 15, "wireless communications services" shall mean the provision of the following types of services: cellular telephone service, personal communications service, and enhanced specialized mobile radio service. It is anticipated that such services will be provided via wireless communications facilities that may include a tower, one or more antennas, and one or more accessory structures. The purpose of this Article 15 is to establish a district in which wireless communications services may be provided while preserving and protecting the public health, safety, and general welfare. Specifically, the Wireless Communications Services District has been created to:

1501.1.1. Protect the general public from hazards associated with wireless communications facilities.

1501.1.2. Minimize visual impacts from wireless communications facilities.

1501.1.3. Protect the scenic, historic, natural, and human-made resources of the Town.

1501.1.4. Protect property values.

§198-1504. Submittal requirements.

1504.1. As part of any application for a special permit, applicants shall submit, at a minimum, the information required for site plan approval, as set forth herein at Article 6. Applicants shall also describe the capacity of any tower, including the number and types of antennas, number and types of radios and of channels per radio, that it can accommodate, and the basis for the calculation of capacity, and shall describe any accessory structures.

1504.2. In addition, applicants shall submit:

1504.2.1. The name and address of the applicant and all agents of the applicant, and of all legal and beneficial owners of the site or sites proposed for a wireless communication facility, copies of all instruments, options, contracts, or encumbrances affecting ownership of the site or sites, together with the opinion of an attorney concerning the state of the title thereto, and an instrument executed by all persons or entities owning property at the site or sites agreeing that the applicant is authorized by them to make the application, and agreeing to comply with provisions of this Article 15.

1504.2.2. A statement signed by the applicant, on oath and under penalties of perjury, that all information included in the submittal is materially accurate, true, complete, and verifiable. Inaccurate, misleading, or false information shall be grounds for disapproval of the application, or revocation of approval.

1504.2.3. Plans and other information identifying the site or sites proposed, including:

1504.2.3.1. A map at an appropriate scale (to be determined by the Planning Board), showing lot lines of the subject property and of all properties within 2,000 feet of the perimeter of the facility, and showing the footprint of all buildings on all such properties.

1504.2.3.2. Specification on a copy of the Town Atlas Maps of the zoning district, including any overlay district, applicable to such properties.

1504.2.3.3. The heights of all existing buildings and structures on such properties, and the height of any proposed new structure on the subject property.

1504.2.3.4. Average height of existing tree cover on such properties, specifying heights and principal species.

1504.2.4. A map of the Town of Wayland, including all towns to a distance of 5 miles from Wayland boundaries, showing the locations of:

1504.2.4.1. All existing wireless communications facilities.

1504.2.4.2. All proposed wireless communications facilities the applicant expects to install, and reasonably knows will be installed by other providers, within the next 24 months following the submittal of the application.

1504.2.5. A map showing:

1504.2.5.1. The location of tree cover within 500 feet of the proposed facility.

1504.2.5.2 Dominant tree species for each area of tree cover within 500 feet.

1504.2.5.3 Topography contour lines at 2-foot intervals to a distance beyond the proposed facility to be determined by the Planning Board, but not to exceed 1,000 feet, with reference contours to mean sea level datum.

1504.2.6. True copies of all applications (to include any Notification of Nonionizing Radiation Source, and/or any Combined Request for Approval Under 105 CMR 122.000 [et seq.] and Employer

Notification Under 453 CMR 5.000, [et seq.], and the like) and information submitted to the DPH, Radiation Control Program, or any other subdivision of the DPH, approval letter, and any other notice from said department or subdivisions, and any revisions thereof; and true copies, and any revisions thereof, of all similar applications, notices, etc. submitted to the FCC.

1504.2.7. A complete specification certified by a radio frequency engineer licensed by the Commonwealth of Massachusetts of:

1504.2.7.1. The energy outputs at ground level, actual and potential, and the power densities at ground level, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location where maximum power density is expected, for each antenna sector, from the operation of each and every proposed new wireless communications facility to be added.

1504.2.7.2. The cumulative energy outputs at ground level, actual and potential, produced from all wireless communications facilities, and the cumulative power densities from the operation of all wireless communications facilities, actual and potential, produced at two hundred feet, five hundred feet, and one thousand feet, and at the location where maximum power density is expected, for each antenna sector, from the operation of all wireless communications facilities, including any proposed new wireless communications facility.

1504.2.7.3. With respect to such actual energy outputs and power densities, the data contained in such specification shall be from actual field measurements made within 30 days before the applicant submits the special permit/site plan review and approval application.

1504.2.8. The beam widths at ground level for the energy outputs from each antenna sector, and the degree of down-tilt of each antenna.

1504.2.9. A complete description, including, but not limited to, data, drawings, catalogs, brochures, manufacturers' specifications, photographs and all other pertinent information relevant to the proposal describing antennas, equipment mounts, and all other equipment and structures proposed for the site or related to the proposal; plus all of the information required by Article 6 of this ZBL.

1504.2.10. Data as to noise, certified by an acoustical engineer, specifying in decibels Ldn (logarithmic scale) both existing or ambient noise at each proposed site, and the maximum noise to occur, comprising the aggregate of that existing and that resulting from the proposed wireless communications facility.

1504.2.11. An environmental assessment meeting the standards set forth in §198-1503.2.19, and the environmental assessment requirements of the FCC, together with evidence that the same has been submitted to, and approved by, the FCC.

§198-1505. Review and action by the Planning Board.

1505.1. The Planning Board shall review and act upon an application for a special permit and site plan review and approval for a wireless communications facility in accordance with applicable provisions of MGL c40A, §§9 and 11; and in accordance with Articles 6 and 15 of this ZBL; and:

1505.1.1. Shall make such investigation as it deems appropriate to determine whether the application meets the requirements of §§198-1503 and 1504.

1505.1.2. May engage a radio frequency engineer, an acoustic engineer, and such other professional consultants as it deems necessary, to assist and advise it in its investigation and determination.

1505.1.3. Shall require of each applicant and each holder of a special permit and site plan approval hereunder reasonable deposit for, and reimbursement of, all fees for the employment of appropriate consultants.

1505.1.4. May limit the **duration** of a special permit.

§198-1506. Monitoring and inspections.

1506.1. The applicant may be required to float a balloon or use a crane test at the location of a proposed tower or antenna to show its height and visibility. Such test shall be conducted 2 weeks prior to the public hearing, and shall be advertised at the applicant's expense in a newspaper of general circulation in Wayland at least one week prior to the test.

1506.2. Photo documentation after construction of the facility and just prior to becoming operational shall be required.

1506.3. Prior to beginning operation of the wireless communications facility, background levels of electromagnetic frequency radiation shall be monitored for each antenna sector at ground level at 200 feet, 500 feet, and 1,000 feet from the facility; and at the locations where maximum power density is predicted, as listed in the application.

1506.4. After operation of the facility has commenced, random monitoring of radio frequency and acoustic emissions shall be required. Electromagnetic frequency radiation shall be monitored for each antenna sector at ground level at 200 feet, 500 feet, and 1,000 feet from the facility; at the locations where maximum power density was predicted, as listed in the application; and at the locations where maximum power density occurs.

1506.5. Inspection of the structural integrity and safety of all towers and equipment attached thereto shall be required. Monopoles shall be inspected every 5 years. Structures mounted on, or attached to, existing BECO towers shall be inspected every 3 years. Any modification of an existing facility that includes changes to tower dimensions or antenna numbers or type shall require a new structural inspection.

1506.6 All required monitoring and inspections shall be performed by appropriate independent consultants selected by the Planning Board, and paid for by the applicant/owner. Said consultants shall use monitoring and inspection protocols as outlined in applicable wireless communication facilities regulations, or, in the absence of such regulations, as specified by the Planning Board. Reports of all monitoring and inspection results shall be prepared by the consultants and submitted to the Planning Board, to the Zoning Enforcement Officer, to the Building Commissioner, and to the Board of Health.

§198-1507. Compliance and violations.

1507.1. Every wireless communications facility for which a special permit is granted hereunder shall continue at all times to comply with the provisions thereof, and of this Article 15; and the holder of such special permit shall comply with requirements of the Planning Board in fulfillment of the provisions for monitoring herein.

1507.2. Every wireless communications facility, and every application for a special permit for such facility, shall comply with all other applicable provisions of this ZBL, including, without limitation, requirements with respect to:

1507.2.1. The permit application under §198-202.

1507.2.2. Special permits under §198-203.

1507.2.3. Signs and exterior lighting under §198-501.

1507.2.4. Site plan approval under Article 6.

1507.3. Wireless communications facilities shall comply with such standards applicable thereto as may from time to time be imposed by the Board of Health, to the extent that such standards are not contrary to federal or state laws.

1507.4. The applicant shall be bound in the special permit and site plan approval processes, and thereafter, by the energy outputs and power densities at the locations as set forth in the special permit and site plan review and approval application, and also with respect to the information contained in the application to the Radiation Control Program of the DPH.

1507.5. If a wireless communications facility is determined to be in violation of any of the provisions of the special permit and/or site plan approval, or any other applicable law or regulation, the Planning Board shall cause to be served on the operator of the facility, and on the owner of the land on or from which the violation is caused, notice of such violation. Any such violation shall cause automatic revocation of said special permit.

§198-1508. Modifications.

1508.1. Any changes or modifications to an already-approved wireless communications facility shall be made through the special permit/site plan review and approval process. All such changes or modifications shall include:

1508.1.1. Any change of personal wireless services as defined in the Federal Communications Act of 1996, other than allowed under an existing special permit.

1508.1.2. Any change of service that involves changing the physical appearance of the wireless communications facility.

1508.1.3. Any change of tenant by co-location, regardless of the type of service.

1508.1.4. Any change in equipment that by nature of the change increases the level of radio frequency emissions.

1508.1.5 Any change in the physical appearance, physical characteristics, or dimensions of the wireless communications facility.

1508.1.6. Any change in, or deviation from, the existing special permit.

§198-1509. Liability insurance; removal and removal bond.

1509.1. The special permit shall include a condition that any wireless communications services provider that operates a wireless communications facility in the Town of Wayland shall provide, for each such wireless communications facility, a certificate of insurance for bodily injury in a form acceptable to the Planning Board, with coverage limits of not less than five million dollars. For good cause, and after notice and a public hearing, the Planning Board may from time to time require the owner to increase the limits of such coverage.

1509.2. If a wireless communications facility is not substantially in commercial operation for a period of one year, it shall be removed, and the site shall be returned to its pre-existing condition by the owner of the facility and/or by the owner of the site within 180 days of notice by the Town. As part of an application for any wireless communications facility, a plan shall be submitted detailing how the site will be returned to its pre-existing conditions, including planting of replacement of trees, grading and removal of all structures and waste, and any other work that may be required by the Planning Board, with a bond to be held by the Town, the amount of which shall be determined by the Planning Board. If the facility is not removed within said 180 days, the Town shall be empowered to use said bond for the removal of said facility.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *17*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING §§198-1502, LOCATION, AND 1506, EXEMPTIONS, OF THE WIRELESS COMMUNICATIONS SERVICES DISTRICT, IN THEIR ENTIRETY AND REPLACING THEM WITH A NEW §198-1502, LOCATION, AND §1510, EXEMPTION

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting §§198-1502, Location, and 1506, Exemptions, of the Wireless Communications Services District, in their entirety and replacing them with a new §198-1502, Location, and §1510, Exemption, as follows:

§198-1502. Location.

1502.1. The Wireless Communications Services District shall be located on land owned by the Town of Wayland known as the old landfill site (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22 and 23, Parcels 22-001 and 22-002), and known as the new landfill site (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 17, 21, and 22, inclusive, Parcels 17-018, 21-010A, 21-012A, 21-012B, 21-012C, 21-012D, 21-012E, 21-012F, 21-012G, 22-003, 22-004, 22-006, and 22-007); and on sites known as the existing Boston Edison Company (BECO) electric power transmission towers Numbers 94 to 102, inclusive, that are located within the Massachusetts Bay Transit Authority (MBTA) right-of-way from its boundary with Route 20 westerly to its western-most boundary with the Town of Sudbury (as shown in the Atlas of the Town of Wayland, Massachusetts, 1996, on Plates 22, 26 and 27, inclusive).

1502.2. The Wireless Communications Services District shall be construed as an overlay district with regard to said locations. All requirements of the underlying zoning district shall remain in full force and effect, except as may be specifically superseded herein.

§198-1510. Exemption.

1510.1. The following type of wireless communications towers are exempt from this Article 15: amateur radio towers used in accordance with the terms of any amateur radio service license issued by the FCC, provided that the tower is not used or licensed for any commercial purpose; and the tower must be removed if the use is discontinued for six months.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *18*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY DELETING §198-1503, USE RESTRICTIONS, OF THE WIRELESS COMMUNICATIONS SERVICES DISTRICT, IN ITS ENTIRETY AND REPLACING IT WITH A NEW §198-1503, USE RESTRICTIONS

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by deleting §198-1503, Use Restrictions, of the Wireless Communications Services District, in its entirety and replacing it with a new §198-1503, Use Restrictions, as follows:

§198-1503. Use restrictions.

1503.1. A wireless communications facility may be erected in the Wireless Communications Services District upon the issuance of a special permit by the Planning Board pursuant to §198-203, and subject to site plan approval as set forth in Article 6 of this ZBL, if the Planning Board determines that the adverse effects of the proposed facility will not outweigh its benefits to the Town, in view of the particular characteristics of the site, and of the proposal in relation to the site. Said determination shall include consideration of the each of the following:

1503.1.1. The communications needs served by the facility.

1503.1.2. Traffic flow and safety, including parking and loading.

1503.1.3. Adequacy of utilities and other public services.

1503.1.4. Impacts on neighborhood character, including aesthetics.

15-3.1.5. Impacts on the natural environment, including visual impacts.

1503.1.6. Potential fiscal impacts, including impacts on town services, tax base, and employment.

1503.1.7. Potential human health hazards due to radio signal radiation, to the extent not contrary to federal law.

1503.2 In addition, such facility may be erected in said district, subject to the following conditions:

1503.2.1. To the extent feasible, all service providers shall co-locate their antennas on a single tower. Towers shall be designed to structurally accommodate the maximum number of foreseeable users (within a 10-year period) technically practicable.

1503.2.2. New towers shall be considered only upon a finding by the Planning Board that existing or approved towers cannot accommodate the antennas planned for the proposed tower.

1503.2.3. Any new wireless communications facility tower shall be of the monopole type only; no lattice or guy-wire towers, and no teleports, shall be permitted, and the Planning Board may allow and/or limit the use and size of parabolic antennas, and of repeaters.

1503.2.4. Except for the BECO towers, the highest point of any antenna support structure, or of any antenna or any component thereof, or attachment thereto, shall not exceed 10 feet above the lesser of the pre-existing significant tree canopy elevation, or the proposed post-construction significant tree canopy elevation, as defined in §198-1503.2.4.2 below.

1503.2.4.1. Except for the BECO towers, if there is no significant tree canopy elevation, as defined in §198-1503.2.4.2 below, the maximum height of any antenna support structure, or any antenna, or any component thereof or attachment thereto, shall not exceed 55 feet above finished grade of ground elevation.

1503.2.4.2. For the purpose of this Article 15, "significant tree canopy elevation" shall be defined as the arithmetic average of the elevations of the tops of all trees at least 6 inches in diameter at breast height, and over 20 feet tall in a stand of trees, all of which are located within a 150-foot radius of the base of the proposed antenna support structure, provided at least 10 such trees are in said stand. Elevations shall be measured with respect to mean sea level datum.

1503.2.5. Except for the BECO towers, no antenna, nor any support structure, nor any antenna or any component thereof, or attachment thereto, shall be located at a height in excess of 55 feet, unless there is such a significant tree canopy elevation, as defined in §198-1503.2.4.2 above.

1503.2.6. Finished grades shall not be distorted above the pre-existing natural grades as a way to achieve additional height.

1503.2.7. Except for the BECO towers, a wireless communications facility shall not be erected nearer to any property line than a distance equal to the vertical height of the wireless communications facility, measured at the mean finished grade of the tower base.

1503.2.8. To the extent feasible, all network interconnections from the wireless communications facility made via land lines shall be via underground lines.

1503.2.9. Existing on-site vegetation shall be preserved to the maximum extent practicable.

1503.2.10. The wireless communications facility shall minimize, to the extent feasible, adverse visual effects on the environment. The Planning Board may impose reasonable conditions to ensure this result, including painting and lighting standards.

1503.2.11. Traffic associated with the wireless communications facility shall not adversely affect abutting ways.

1503.2.12. The applicant shall obtain written, legally valid and binding authorization for the use of each facility site from the owner thereof; and, where applicable, from the utility companies whose facilities are used; and from the Board of Selectmen with respect to public ways and Town-owned facilities.

1503.2.13. Any antenna for use as a wireless communications facility shall not be installed, nor mounted on, nor attached to, a new monopole tower or existing structure, in any location that is within 900 feet of a lot line defining a parcel on which exists a dwelling, a school, a daycare center, a nursing home, or an assisted or independent living facility.

1503.2.14. Any antenna, or equipment, mounted on, or attached to, any of the BECO towers shall not extend more than 25 feet above the highest point of said towers.

1503.2.15. The area around a tower, communication equipment shelters, and related equipment shall be completely fenced for security to a height of 6 feet, and gated; and a sign shall be posted on, or adjacent to, all entry gates indicating the facility owner and a 24-hour emergency telephone number.

1503.2.16. All radio frequency radiation from any wireless communications facility:

1503.2.16.1. Shall comply with Federal Communications Commission (FCC) Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation.

1503.2.16.2. Shall comply with standards of the Massachusetts Department of Public Health (DPH), the National Council for Radiation Protection, and the American National Standards Institute, insofar as such standards are more strict or limiting as to permissible human exposure than are the FCC Guidelines, and may lawfully be applied.

1503.2.16.3. Shall be controlled and limited as to frequency and power so as not to cause interference, by inter-modulation or otherwise, with any Town facility or amateur facility.

1503.2.17. Noise generated by any wireless communications facility shall not exceed 50db at ground level at the property line at any public way on which it is located.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *19*: AMEND CHAPTER 198, ZONING, OF THE CODE OF THE TOWN OF WAYLAND, BY ADDING A NEW §198-505, GENERAL

Proposed by: Planning Board

To determine whether the Town will vote to amend Chapter 198, Zoning, of the Code of the Town of Wayland, by adding a new §198-505, General, as follows:

§198-505. General.

505.1. In all zoning districts all uses shall be conducted in a manner so as not to create offensive or unreasonable noise, vibration, smoke, gas, fumes, odor, dust, or other objectionable features, or so as to be dangerous to the public health or safety.

QUANTUM OF VOTE: Two-thirds – see Massachusetts General Laws Chapter 40A, Section 5.

STM ARTICLE *20*: FUND CONTINUATION OF THE DESIGN AND IMPLEMENTATION OF A MASTER PLAN FOR WAYLAND TOWN CENTER

Proposed by: Planning Board *Estimated Cost: $32,000.00*

To determine whether the Town will appropriate a sum of money to be expended by the Planning Board to engage the services of a consultant or consultants for the purpose of continuing the design and implementation of a master plan for Wayland Town Center, consisting of: 1) overall plan development (parking improvements in the commercial districts; creation of new, or improvement of existing, pedestrian and vehicular connections between municipal buildings, and buildings of major historical significance; development on the residential portion of the former Raytheon site; and development of lighting improvements); and, 2) design guidelines; and to determine whether such appropriation shall be provided by taxation, transfer from unappropriated funds, by transfer of funds already appropriated for another purpose, by borrowing, by gift, by grant, or otherwise.

QUANTUM OF VOTE: Majority – see Massachusetts General Laws Chapter 40, Section 5, and Chapter 44, Section 33B. For borrowing, two-thirds – see Chapter 44, Section 7.

APPENDIX A

ANNUAL TOWN MEETING ARTICLE 12

CHAPTER 44 § 53E1/2

MISCELLANEOUS PROVISIONS

§ 53E½. Revolving funds

Notwithstanding the provisions of section fifty-three, a city or town may annually authorize the use of one or more revolving funds by one or more municipal agency, board, department or office which shall be accounted for separately from all other monies in such city or town and to which shall be credited only the departmental receipts received in connection with the programs supported by such revolving fund. Expenditures may be made from such revolving fund without further appropriation, subject to the provisions of this section; provided, however, that expenditures shall not be made or liabilities incurred from any such revolving fund in excess of the balance of the fund nor in excess of the total authorized expenditures from such fund, nor shall any expenditures be made unless approved in accordance with sections forty-one, forty-two, fifty-two and fifty-six of chapter forty-one.

Interest earned on any revolving fund balance shall be treated as general fund revenue of the city or town. No revolving fund may be established pursuant to this section for receipts of a municipal water or sewer department or of a municipal hospital. No such revolving fund may be established if the aggregate limit of all revolving funds authorized under this section exceeds ten percent of the amount raised by taxation by the city or town in the most recent fiscal year for which a tax rate has been certified under section twenty-three of chapter fifty-nine. No revolving fund expenditures shall be made for the purpose of paying any wages or salaries for full time employees unless such revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid; provided, however, that such prohibition shall not apply to wages or salaries paid to full or part-time employees who are employed as drivers providing transportation for public school students; provided further, that only that portion of a revolving fund which is attributable to transportation fees may be used to pay such wages or salaries and provided, further, that any such wages or salaries so paid shall be reported in the budget submitted for the next fiscal year.

A revolving fund established under the provisions of this section shall be by vote of the annual town meeting in a town, upon recommendation of the board of selectmen, and by vote of the city council in a city, upon recommendation of the mayor or city manager, in Plan E cities, and in any other city or town by vote of the legislative body upon the recommendation of the chief administrative or executive officer. Such authorization shall be made annually prior to each respective fiscal year; provided, however, that each authorization for a revolving fund shall specify: (1) the programs and purposes for which the revolving fund may be expended; (2) the departmental receipts which shall be credited to the revolving fund; (3) the board, department or officer authorized to expend from such fund; (4) a limit on the total amount which may be expended from such fund in the ensuing fiscal year; and, provided, further, that no board, department or officer shall be authorized to expend in any one fiscal year from all revolving funds under its direct control more than one percent of the amount raised by taxation by the city or town in the most recent fiscal year for which a tax rate has been certified under section twenty-three of chapter fifty-nine. Notwithstanding the provisions of this section, whenever, during the course of any fiscal year, any new revenue source becomes available for the establishment of a revolving fund under this section, such a fund may be established in accordance with this section upon certification by the city auditor, town accountant, or other officer having similar duties, that the revenue source was not used in computing the most recent tax levy.

CHAPTER 44 § 53E1/2

Continued

In any fiscal year the limit on the amount that may be spent from a revolving fund may be increased with the approval of the city council and mayor in a city, or with the approval of the selectmen and finance committee, if any, in a town; provided, however, that the one percent limit established by clause (4) of the third paragraph is not exceeded.

The board, department or officer having charge of such revolving fund shall report to the annual town meeting or to the city council and the board of selectmen, the mayor of a city or city manager in a Plan E city or in any other city or town to the legislative body and the chief administrative or executive officer, the total amount of receipts and expenditures for each revolving fund under its control for the prior fiscal year and for the current fiscal year through December thirty-first, or such later date as the town meeting or city council may, by vote determine, and the amount of any increases in spending authority granted during the prior and current fiscal years, together with such other information as the town meeting or city council may by vote require.

At the close of a fiscal year in which a revolving fund is not reauthorized for the following year, or in which a city or town changes the purposes for which money in a revolving fund may be spent in the following year, the balance in the fund at the end of the fiscal year shall revert to surplus revenue unless the annual town meeting or the city council and mayor or city manager in a Plan E city and in any other city or town the legislative body vote to transfer such balance to another revolving fund established under this section.

The director of accounts may issue guidelines further regulating revolving funds established under this section.

Amended by St.1994, c. 60, §§ 72, 73.

Historical and Statutory Notes

1994 Legislation

St.1994, c. 60, § 72, approved July 10, 1994, and by § 309 made effective July 1, 1995, in the second paragraph, in the fourth sentence, inserted "unless such revolving fund is also charged for the costs of fringe benefits associated with the wages or salaries so paid".

Section 73 of St.1994, c. 60, by § 315 made effective as of July 1, 1994, in the third paragraph, added the third sentence.

APPENDIX B

ANNUAL TOWN MEETING ARTICLE 20

CHAPTER 184 § 32

REAL PROPERTY—GENERAL PROVISIONS 184 § 32

§ 32. Effect, enforcement, acquisition, and release of restrictions

No conservation restriction, agricultural preservation or watershed preservation restriction as defined in section thirty-one, held by any governmental body or by a charitable corporation or trust whose purposes include conservation of land or water areas or of a particular such area, and no preservation restriction, as defined in said section thirty-one, held by any governmental body or by a charitable corporation or trust whose purposes include preservation of buildings or sites of historical significance or of a particular such building or site, and no affordable housing restriction as defined in said section thirty-one, held by any governmental body or by a charitable corporation or trust whose purposes include creating or retaining or assisting in the creation or retention of affordable rental or other housing for occupancy by persons or families of low or moderate income shall be unenforceable on account of lack of privity of estate or contract or lack of benefit to particular land or on account of the benefit being assignable or being assigned to any other governmental body or to any charitable corporation or trust with like purposes, or on account of the governmental body the charitable corporation or trust having received the right to enforce the restriction by assignment, provided (a) in case of a restriction held by a city or town or a commission, authority or other instrumentality thereof it is approved by the secretary of environmental affairs if a conservation restriction, the commissioner of the metropolitan district commission if a watershed preservation restriction, the commissioner of food and agriculture if an agricultural preservation restriction, the Massachusetts historical commission if a preservation restriction, or the secretary of the executive office of communities and development if an affordable housing restriction, and (b) in case of a restriction held by a charitable corporation or trust it is approved by the mayor, or in cities having a city manager the city manager, and the city council of the city, or selectmen or town meeting of the town, in which the land is situated, and the secretary of environmental affairs if a conservation restriction, the commissioner of the metropolitan district commission if a watershed preservation restriction, the commissioner of food and agriculture if an agricultural preservation restriction, the Massachusetts historical commission if a preservation restriction, or the secretary of the executive office of communities and development if an affordable housing restriction.

Such conservation, preservation, agricultural preservation, watershed preservation and affordable housing restrictions are interests in land and may be acquired by any governmental body or such charitable corporation or trust which have power to acquire interest in the land, in the same manner as it may acquire other interests in land. Such a restriction may be enforced by injunction or other proceeding, and shall entitle representatives of the holder to enter the land in a reasonable manner and at reasonable times to assure compliance. Such a restriction may be released, in whole or in part, by the holder for such consideration, if any, as the holder may determine, in the same manner as the holder may dispose of land or other interests in land, but only after a public hearing upon reasonable public notice, by the governmental body holding the restriction or if held by a charitable corporation or trust, by the mayor, or in cities having a city manager the city manager, the city council of the city or

CHAPTER 184 § 32

Continued

184 § 32 TITLE TO REAL PROPERTY

the selectmen of the town, whose approval shall be required, and in case of a restriction requiring approval by the secretary of environmental affairs, the Massachusetts historical commission, the commissioner of the metropolitan district commission, the commissioner of food and agriculture, or the secretary of the executive office of communities and development, only with like approval of the release.

No restriction that has been purchased with state funds or which has been granted in consideration of a loan or grant made with state funds shall be released unless it is repurchased by the land owner at its then current fair market value. Funds so received shall revert to the fund sources from which the original purchase, loan, or grant was made, or, lacking such source, shall be made available to acquire similar interests in other land. Agricultural preservation restrictions shall be released by the holder only if the land is no longer deemed suitable for agricultural or horticultural purposes or unless two-thirds of both branches of the general court, by a vote taken by yeas and nays, vote that the restrictions shall be released for the public good. Watershed preservation restrictions shall be released by the holder only if the land is deemed by the commissioner of the metropolitan district commission and the secretary of environmental affairs to no longer be of any importance to the water supply or potential water supply of the commonwealth or unless two-thirds of both branches of the general court, by a vote taken by yeas and nays, vote that the restrictions shall be released for the public good.

Approvals of restrictions and releases shall be evidenced by certificates of the secretary of environmental affairs or the chairman, clerk or secretary of the Massachusetts historical commission, or the commissioner of food and agriculture, or the secretary of the executive office of communities and development or the city council, or selectmen of the town, as applicable duly recorded or registered.

In determining whether the restriction or its continuance is in the public interest, the governmental body acquiring, releasing or approving shall take into consideration the public interest in such conservation, preservation, watershed preservation, agricultural preservation or affordable housing and any national, state, regional and local program in furtherance thereof, and also any public state, regional or local comprehensive land use or development plan affecting the land, and any known proposal by a governmental body for use of the land.

This section shall not be construed to imply that any restriction, easement, covenant or condition which does not have the benefit of this section shall, on account of any provisions hereof, be unenforceable. Nothing in this section or section thirty-one and section thirty-three shall diminish the powers granted by any general or special law to acquire by purchase, gift, eminent domain or otherwise to use land for public purposes.

Nothing in this section shall prohibit the department of telecommunications and energy from authorizing the taking of easements for the purpose of utility services provided that (a) said department shall require the minimum practicable interference with farming operations with respect to width of easement, pole locations and other pertinent matters, (b) the applicant has received all necessary licenses, permits, approvals and other authorizations from the appropriate state agencies, (c) the applicant shall compensate the owner of the property in the same manner and the same fair market value as if the land were not under restriction.

Amended by St.1997, c. 164, § 279.

APPENDIX C

ANNUAL TOWN MEETING ARTICLE 31

CHAPTER 109 § 7

§ 109-7. Regulations.

A. All vessels and recreational vehicles using Dudley Pond and town-owned portions of its shoreline must be certified and registered in accordance with the laws of the Commonwealth of Massachusetts, if applicable.

B. No vessel or recreational vehicle shall be powered by motor or engine on or beneath the surface of the pond for commercial or recreational purposes unless:

(1) The vessel is a boat and the motor is an outboard having 10 horsepower or less;

(2) The motor is electric; or

(3) The vessel or recreational vehicle is being used for purposes of protecting the safety, health and environment of the public or written permission has first been obtained from the Board of Selectmen.

C. Motorized vessels or recreational vehicles shall not exceed a speed of 10 miles per hour, except for purposes of law enforcement or rescue being performed by police or fire agencies.

D. All vessels and recreational vehicles shall have the required lighting and shall conform respectively to MGL c. 90B, §§ 5 and 24.

E. Personal flotation devices shall be carried aboard all vessels in accordance with the requirements for recreational boats as established by the United States Coast Guard and Massachusetts Environmental Police.

F. Any person aboard a canoe or kayak between January 1 and May 15 and between September 15 and December 31 shall wear at all times a Coast Guard approved personal flotation device of Type I, II or III, except persons aboard vessels excluded by MGL c. 90B, § 5A.

G. Any person under 12 years of age aboard any vessel on the waters of the commonwealth shall wear at all times a Coast Guard approved personal flotation device of Type I, II or III.

H. No person shall operate any vessel or recreational vehicle while he or she is under the influence of intoxicating liquor, barbiturates, narcotics or other controlled substances, including marijuana.

I. No person shall operate any vessel or recreational vehicle in a negligent manner so that the lives or safety of the public might be endangered.

J. All vessels or recreational vehicles must always be operated safely, courteously and at a safe distance to prevent their wash from being thrown into or causing excessive rocking to swimmers, floats, rafts and other vessels.

K. In any event, no vessel or recreational vehicle shall travel faster than a speed that is safe, reasonable and proper under existing conditions.

L. After March 15 and before November 15 each year, no craft shall be launched into or removed from Dudley Pond by trailer. Nothing herein shall be construed to preclude hand carrying of any craft into and out of Dudley Pond. **[Added 5-1-1995 ATM by Art. 10; amended 5-8-1996 ATM by Art. 30]**

APPENDIX D

ANNUAL TOWN MEETING ARTICLE 39

CHAPTER 158 ARTICLE II § 158-3

§ 158-3. Public hearing.

Prior to accepting the final design of any road, bridge or sidewalk for construction or reconstruction, where pavement is to be placed where none exists at the time or where the side lines of the town's ownership are to be altered, the town committee, board or commission having authority to expend funds for such construction or reconstruction shall hold a public hearing for the purpose of gathering public comments and input on said proposed design.

A. Notice of said hearing, giving the time, place and general subject matter, sufficient for identification, shall be placed in a newspaper of general circulation in the town once in each of two successive weeks, with the first such publication being not less than 14 days before the hearing. In addition, a copy of the notice shall be mailed not less than 14 days before the hearing to the abutters of the property where such work is proposed and to owners of any other properties deemed by the committee, board or commission to be directly affected thereby.

B. Written comments shall be accepted by the committee, board or commission for at least 10 days following said hearing. If 10 or more abutters object at the hearing or in writing within 10 days of the hearing, then no construction activities may begin for at least 60 days from the hearing date.

APPENDIX E

ANNUAL TOWN MEETING ARTICLE 43

CHAPTER 19 FINANCES

§ 19-1. Finance Committee.
§ 19-2. Budget; capital improvement program.
§ 19-3. Finance Committee reports.
§ 19-4. Estimates of expenses and income.
§ 19-5. Warrant articles involving appropriations or expenditures.
§ 19-6. Salaries and compensation.

[HISTORY: Adopted by the Annual Town Meeting of the Town of Wayland 3-12-1973 by Art. 14 as Art. 4 of the 1973 Bylaws. Amendments noted where applicable.]

GENERAL REFERENCES

Disposal of surplus property — See Ch. 62. Treasurer and Collector — See Ch. 72.

§ 19-1. Finance Committee. [Amended 5-6-1992 ATM by Art. 19]

There shall be a committee called the "Finance Committee" appointed by the Board of Selectmen as hereinafter provided. Such committee shall consist of seven registered voters who shall serve without pay and none of whom during his or her service on such Committee shall hold regular elective or appointive town office having to do with the expenditure of town money. Members shall serve terms of three years, such that the terms of two or three members shall expire each year. Appointment to fill unexpired terms shall be made by the Board of Selectmen as vacancies occur.

§ 19-2. Budget; capital improvement program. [Amended 5-6-1992 ATM by Art. 20]

The Finance Committee shall prepare the omnibus operating budget of the town and submit it at the annual town meeting. It shall also prepare and present to the annual town meeting a five-year capital improvement program for the town, which shall include the construction and reconstruction of capital assets (such as municipal buildings, recreational facilities, roads and landfills) and acquisition of land, equipment and vehicles and other personal property, and shall make recommendations to the appropriate authorities proposing such improvements.

§ 19-3. Finance Committee reports. [Amended 5-5-1983 ATM by Art. 21]

The Board of Selectmen, after drawing a warrant for a town meeting, shall immediately forward a copy thereof to each member of said Finance Committee, which shall consider all articles in the warrant and make such report, in print or otherwise, to the town meeting as it deems for the best of the town. However, if the Finance Committee's report on any article exceeds 30 words in length, excepting an article which requests approval of the town's itemized, omnibus operating budget for the ensuing fiscal year, then that report on said article shall conclude with a summary of reasons favoring the article that were considered by the

CHAPTER 19 FINANCES

Continued

Finance Committee in its deliberations and a separate summary of reasons disfavoring the article that were considered by the Finance Committee in its deliberations. The Committee shall also make an annual report which shall be published as part of the Annual Town Report and which shall include recommendations for appropriations for the ensuing year, a budget and such further recommendations regarding the finances of the town and action in regard thereto as seems to such Committee to be necessary and appropriate.

§ 19-4. Estimates of expenses and income.

The various town boards, officers and committees charged with the expenditure of town money shall, not later than the 15th of December in each year, file with the Clerk of the Finance Committee detailed estimates of the amounts deemed necessary for the administration of their respective board, office or committee for the ensuing fiscal year, with explanatory statements of the reasons for any changes from the amounts appropriated for the same purpose in the preceding year. They shall also file estimates of all probable items of income which may be received by them during the ensuing year in connection with the administration of their board, office or committee.

§ 19-5. Warrant articles involving appropriations or expenditures.

Any person presenting an article for insertion in the warrant for any town meeting which involves the appropriation or expenditure of money by the town shall also submit an estimate of the expected amount of money to be expended or appropriated to carry out the purpose of the article. Said estimate, together with the name of the person or persons submitting such article, shall be transmitted by the Board of Selectmen to the Finance Committee.

§ 19-6. Salaries and compensation.

No town officer, no salaried employee of the town or member of any committee appointed to act for the town and no agent or employee of such officer, employee or committee shall sell materials or supplies to a board or committee of which he is a member or receive any compensation or commission for work done by him as such officer, employee or member of a committee, except his official salary and the fees provided by law, without permission of the Board of Selectmen expressed in a vote which shall appear in its records, together with a statement of the reasons therefor.

APPENDIX F

ANNUAL TOWN MEETING ARTICLE 15

CHAPTER 60 § 3D

TAXATION—ELDERLY AND DISABLED TAXATION FUND—CITY OR TOWN AID

CHAPTER 166

H.B. No. 4984

AN ACT establishing a city or town aid to the elderly and disabled taxation fund.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

Chapter 60 of the General Laws is hereby amended by inserting after section 3C, as appearing in the 1996 Official Edition, the following section:—

Section 3D. A city or town which accepts the provisions of this section is hereby authorized, subject to the approval of the commissioner, to design and designate a place on its municipal tax bills, or the motor vehicle excise tax bills, or to mail with such tax bills a separate form, whereby the taxpayers of said city or town may voluntarily check off, donate and pledge an amount not less than $1 or such other designated amount which shall increase the amount otherwise due, and to establish a city or town aid to the elderly and disabled taxation fund for the purpose of defraying the real estate taxes of elderly and disabled persons of low income.

Any amounts donated to said fund shall be deposited into a special account in the general treasury and shall be in the custody of the treasurer. The treasurer shall invest said funds at the direction of the officer, board, commission, committee or other agency of the city or town who or which is otherwise authorized and required to invest trust funds of the city or town and subject to the same limitations applicable to trust fund investments, except as otherwise specified herein. The fund, together with the interest earned thereon shall be used for the purpose specified in this section without further appropriation.

In any city or town establishing an aid to the elderly and disabled taxation fund, there shall be a taxation aid committee to consist of the chairman of the board of assessors, the city or town treasurer and three residents of the city or town to be appointed by the mayor or board of selectmen as the case may be. Said board shall adopt rules and regulations to carry out the provisions of this section and to identify the recipients of such aid.

Approved July 9, 1998.

APPENDIX G

ANNUAL TOWN MEETING ARTICLE 14

CHAPTER 73 § 4, ACTS OF 1986
and
CHAPTER 126, ACTS OF 1988

ACTS, 1986. – Chap. 73.

This clause shall take effect in any city or town upon its acceptance by such city or town for fiscal years commencing on or after July first, nineteen hundred and eighty-six, or for fiscal years commencing on or after such later July first as the city or town may elect. In those cities and towns which accept the provisions of this clause, the provisions of clause Forty-first and Forty-first B shall not be applicable; provided, however, that any amount of money annually appropriated by the commonwealth for the purpose of reimbursing cities and towns for taxes abated under this clause, clause Forty-first and clause Forty-first B shall be distributed as provided in said clause Forty-first.

SECTION 4. Notwithstanding any general or special law to the contrary, in each city or town certified by the commissioner of revenue to be assessing all property at full and fair market value, upon acceptance by the local appropriating authority, as hereinafter defined, a taxpayer who shall otherwise qualify for an exemption under clauses Seventeenth, Seventeenth C, Seventeenth D, Twenty-second, Twenty-second A, Twenty-second B, Twenty-second C, Twenty-second D, Twenty-second E, Thirty-seventh, Thirty-seventh A, Forty-first, Forty-first B, Forty-first C, Forty-second or Forty-third of section five of chapter fifty-nine of the General Laws shall be entitled to an additional exemption which shall be uniform for all exemptions and none of which shall exceed one hundred per cent of said exemption for which he qualifies; provided, however, that in no instance shall the taxable valuation of such property, after all applicable exemptions, be reduced below ten per cent of its full and fair cash valuation except through the application of section eight A of chapter fifty-eight or clause Eighteenth of section five of chapter fifty-nine of the General Laws; and provided, further, that the additional exemption shall not result in any taxpayer paying less than the taxes paid in the preceding fiscal year except through the application of section eight A of chapter fifty-eight or clause Eighteenth of section five of chapter fifty-nine of the General Laws. For the purposes of this section, the term "local appropriating authority" shall mean the board of selectmen in a town; the mayor, with the approval of the city council, in a city; and the town council in a municipality having such form of government. The local appropriating authority may elect to apply the provisions of this section in any fiscal year commencing on or after July first, nineteen hundred and eighty-five. The state treasurer shall annually reimburse a city or town which accepts this section only for the amount which otherwise would have been reimbursed under the respective clause had this section not been accepted by said city or town.

Chapter 126. AN ACT RELATIVE TO REAL ESTATE TAX ABATEMENTS.

Section 4 of chapter 73 of the acts of 1986 is hereby amended by striking out, in line 23, the words "board of selectmen" and inserting in place thereof the words:- majority vote at a town meeting.

Approved July 14, 1988.

APPENDIX H

NOTES AND KEY TO TABLE OF DIMENSIONAL REQUIREMENTS

1. Minimum lot area shall be calculated in accordance with the requirements of §198-705.5 of this Zoning Bylaw.

2. If §198-702 shall require a greater setback or permit a lesser setback, the provisions of said §198-702 shall prevail over this table.

3. Side yards shall meet the requirements of §§198-702.4 and 703.2, and the required minimum side yard may be reduced in accordance with the provisions of §198-703.2.

4. Maximum height limitations shall be subject to the exceptions set forth in §198-701.1.1 and 701.1.2.

5. Accessory buildings shall be permitted in the minimum backyard in accordance with the provisions of §198-703.1.

6. Existing premises with less frontage may be used in accordance with the requirements of §198-1002.1.4

7. The dimensional requirements of the nearest residential district shall apply.

8. Minimum lot area and frontage shall be determined in accordance with the provisions of §198-1104.3.

9. Each structure shall be not less than 100 feet from any residential building.

10. Gasoline pumps shall be at least 20 feet from the street line and 25 feet from side and rear property lines.

11. Also 60 feet from any residence district. Exception may be made pursuant to §198-1104.4.2.

12. Sixty feet required from residence district boundary.

13. Exception may be made pursuant to §198-1104.4.3.

14. Any greater setback required by §198-702.4 or §§198-901.1.7.7, 901.1.7.8 or 901.1.10 shall prevail.

15. Minimum front yard width shall be calculated in accordance with the requirements of §198-705.1.8 of this Zoning Bylaw.

16. Minimum lot area and frontage shall be determined in accordance with the provisions of §198-1403.1.

KEY: YES = Allowed as of right P-ZBA = Allowed by permit from ZBA R = Required
NO = Not allowed TM = Allowed by 2/3 majority Town Meeting vote NR = Not required
SP = Allowed by special permit TAU = See Table of Accessory Uses by Districts
NA = Not applicable

WARRANT ARTICLE PROCESS
Non-Petitioner Articles

This document is a guide for governmental bodies wishing to include articles in the Warrant for either the Annual Town Meeting (ATM) or Special Town Meeting (STM). There are generally three sources for such articles: standard articles that appear each year (the omnibus budget, for example); articles from petitioners who desire the town to take certain actions; and articles from official elected and appointed boards, commissions, and committees. Preparing for Town Meeting requires a great deal of time from many people. Well reasoned, technically correct, and complete articles help make the most efficient use of limited time and resources.

Form of the Warrant Article

All articles should be submitted on the form provided. They may follow the format used in prior warrants but must be original and not marked-up photocopies. Articles should be as fully developed as possible at the time of submission. The article's sponsor should consult with appropriate people or organizations, obtain validated facts and figures, address legal issues, and draft the wording of articles prior to submission.

ATM Time Line and Process

Date	Action	Responsibility
December 15, 4:30	*Submit all articles for Annual Town Meeting (on computer disk if possible)* Articles are collected and numbered, and copies are given to the Board of Selectmen and Finance Committee. Sponsors should provide comments and arguments in favor of their articles at the time of submission.	Executive Secretary
December 15 - Mid-March	*Review articles, determine their order, vote on which non-petitioner articles to include in the Warrant, vote positions on most articles* The Board discusses substantive articles with sponsors under the board's jurisdiction and often meets with sponsors of other articles.	Board of Selectmen
December 15 - Mid-March	*Review each article and prepare a report for the Warrant* The Committee meets with the sponsors of all substantive articles to discuss the articles' merits, financial implications, and other relevant issues. A member of the Committee is assigned to each article to prepare a report for the warrant, including pro and con arguments and the Committee's recommendation.	Finance Committee
January - Mid-March	*Meet with Finance Committee and/or Board of Selectmen to discuss articles; meet required prerequisites, such as hearings, notification of abutters, reports from other boards* Such discussions help to identify issues that require further work as well as arguments for and against passage.	Sponsor of article (including petitioners)

January - Mid-March	*Review articles for form and legal correctness, add required legal citation(s), indicating the quantum of vote required for passage, prepare final wording of motions*	Town Counsel
February-March	*Hold hearings on articles with zoning bylaw implications* The Planning Board is required to hold hearings on articles proposing zoning changes and to make a report on the floor of Town Meeting.	Planning Board
March 15 (approximately	*Submit completed warrant to the printer*	Executive Secretary and staff
7 days prior to ATM	*Mail warrant to registered voters*	Executive Secretary and staff
Approximately 7 days prior to ATM	*Hold a warrant article hearing* A hearing is held to review the warrant.	Board of Selectmen with Moderator and Finance Committee
ATM	*Consider each article at ATM.* Normally, the sponsor makes the motion and speaks to the article's merits. Citizens are encouraged to debate the merits of articles, ask questions, and make amendments when appropriate. Amendments should be legibly written for submission to the moderator and should be made available to citizens when possible.	Town Meeting Attendees

Budgets

Following a similar time line, the Finance Committee sets budget guidelines, meets with all departments to review their budgets, and puts together the omnibus budget, including the five-year capital planning budget. The Board of Selectmen reviews the budgets of all departments under its jurisdiction and meets with the Finance Committee for final consideration.

Special Town Meeting

The Board of Selectmen must vote to hold a special town meeting. The Board sets the date for the meeting, usually a minimum of 45 days in advance, and accepts articles for the warrant for about five days. The above timeline and process should be followed, except that the warrant must be mailed to registered voters 14 days prior to the STM.

ARTICLE FOR ANNUAL TOWN MEETING

SPONSOR_____ DATE RECEIVED_____
TELEPHONE/Day_____

CONTACT PERSON_____
TELEPHONE/Evening_____

BOARD VOTE_____ DATE OF VOTE_____

TITLE_____

COST_____ NO COST _____ COST ESTIMATE AVAILABLE ON_____

TEXT: To determine whether the town will vote to

COMMENTS

PROS

CONS

SIGNATURE OF CHAIR_____ DATE_____

WARRANT ARTICLE PROCESS
Guide for Petitioners

Citizens have the right to submit articles for consideration by the town meeting. Such articles must be in writing and signed by ten or more registered voters for Annual Town Meeting (ATM) or 100 or more registered voters for Special Town Meeting (STM), using the attached form. All petitioners' articles must be submitted by December 15th for ATM or by the date stated for submission of articles for STM. All petitioners' articles having the required number of qualified signatures must be included in the town meeting warrant by state statute.

Duplicate petitions and petitions that call for an action that is not legal under town bylaw or state statute are usually passed over and petitioners whose concerns are not considered by town meeting are disappointed. Such articles are costly in terms of printing and in the time boards, committees, and staff spend reviewing and preparing the warrant. **The Board of Selectmen and the Finance Committee encourage citizens to work with appropriate town boards to achieve their goals whenever possible before submitting petitioners' articles. Articles submitted by boards may be revised to reflect the concerns of voters and town boards, legal issues, etc. while petitioners' articles, once submitted, may not be amended or withdrawn prior to town meeting.**

ATM Time Line and Process

Date	Action	Responsibility
December 15, 4:30	*Submit petitioners' articles for Annual Town Meeting (on computer disk if possible)* Articles are collected and numbered, and copies are given to the Board of Selectmen and Finance Committee. Petitioners are encouraged to provide comments, arguments in favor, and arguments against their articles at the time of submission.	Executive Secretary
January - Mid-March	*Review articles, determine their order, vote positions on most articles; may meet with petitioners* The Board may discuss substantive articles with petitioners or attend the Finance Committee's meeting with petitioners.	Board of Selectmen
January - Mid-March	*Study each petitioner's article and prepare a report for the Warrant* The Committee meets with petitioners to discuss their article. They may explore alternative means for accomplishing the article's objective. A member of the Committee is assigned to the article to prepare a report for the warrant, including pro and con arguments and the Committee's recommendation.	Finance Committee

Date	Action	Responsibility
January - Mid-March	*Meet with Finance Committee and/or Board of Selectmen to discuss article; write report of no more than 150 words to be printed in the warrant if desired and if the Finance Committee prepares a report* Such discussions help to identify issues that require further work on the part of the petitioner as well as to identify arguments for and against passage.	Petitioners
January - Mid-March	*Review articles for form and legal correctness, add required legal citation(s), indicating the quantum of vote required for passage*	Town Counsel
March 15 (approximately	*Submit completed warrant to the printer*	Executive Secretary and staff
7 days prior to ATM	*Mail warrant to registered voters*	Executive Secretary and staff
Approximately 7 days prior to ATM	*Hold a warrant article hearing* Petitioners should attend this hearing to review their warrant articles.	Board of Selectmen with Moderator and Finance Committee
ATM	*Move the article and make a brief presentation on the merits of the article* Movers of articles have a limited amount of time to explain and present arguments in favor of passage of the article (currently 10 minutes). This presentation is made at the procedural (center) microphone. Petitioners may prepare handouts and slides. If the motion differs substantially from the article printed in the warrant, printed copies should be prepared for the moderator and made available for people attending Town Meeting.	Lead Petitioner
ATM	*Consider each article at ATM* Citizens are encouraged to debate the merits of articles, ask questions, and make amendments when appropriate. Amendments should be legibly written for submission to the moderator and made available to people attending Town Meeting.	Town Meeting attendees

Special Town Meeting

The Board of Selectmen must vote to hold a special town meeting. The Board sets the date for the meeting, usually a minimum of 45 days in advance, and accepts articles for the warrant for about five days. The above timeline and process should be followed, except that petitions require 100 signatures and the warrant must be mailed to registered voters 14 days prior to the STM.

PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING

LEAD PETITIONER_____ DATE RECEIVED_____

DAY PHONE_____ EVENING PHONE_____

TITLE_____

TOWN BOARD/DEPARTMENT AFFECTED BY ARTICLE_____

ESTIMATED COST_____

MOTION: To determine whether the Town will vote to

#	Print Name Legibly	Signature	Print Street Address
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			

INSTRUCTIONS

Lead Petitioner: The lead petitioner will serve as spokesperson for the article and will be the contact for the Finance Committee and the Board of Selectmen.

Date Received: The date received will be stamped on the petition when it is received by the Executive Secretary.

Phone Numbers: Please provide a day and evening phone number where the lead petitioner may be contacted.

Title: Please provide a brief title that describes the purpose of this article.

Town Board/Department Affected: Please list the town board(s) or department(s), if any, that will be affected if this article passes.

Estimated Cost: Please provide an estimate of the cost if passage of this article will have a financial impact on the town.

Motion: Please describe fully and unambiguously what you wish the town meeting to vote on.

PETITIONERS ARTICLE FOR WAYLAND TOWN MEETING

COMMENTS

PRO ARGUMENTS

CON ARGUMENTS

****

You are required to serve this Warrant by posting copies thereof, attested by you, at the Town Building, at the Public Library in Wayland Center, at the Cochituate Fire Station or the Cochituate Post Office, and at the Happy Hollow School, and by mailing or delivering a copy thereof addressed to each residence in the Town seven days, at least, before the time appointed for the Annual Election and fourteen days, at least, before the time appointed for the Special Meeting.

Hereof, fail not and deliver this Warrant with your return thereon to the Town Clerk on or before April 13, 1999.

Given under our hands and seals this 12th day of April, 1999.

Mary M. Antes, Vice Chair
Marcia P. Crowley
Brian T. O'Herlihy
Susan W. Pope
Susan Weinstein, Chair

Selectmen of the
Town of Wayland

Alfred H. Bellows, Vice Chair
Jeff R. Dieffenbach
Robert L. Lentz
Robert H. Loring
G. Christopher Riley
Lisa C. Schimmel, Chair
Katherine H. Tyrrell

Finance Committee

NOTES

VOLUNTEER TO SERVE YOUR TOWN

Vacancies on Town boards, committees and commissions occur from time to time. Most positions are appointed by the Board of Selectmen (see I).

Elected positions are usually filled at the annual April election, but if openings occur mid-term, they are filled by appointment until the next annual election. Registered voters, please indicate your interest in order of preference (see II):

I. Appointed boards, committees and commissions:

_____Assessment and Valuation Study
_____Cable TV
_____Conservation
_____Council on Aging
_____Cultural Council
_____Dog By-Law Study Committee
_____Fair Housing
_____Finance
_____Growth Policy
_____Highway/Parks Building Study Comm.
_____Historical
_____Historic District
_____Housing Partnership
_____Middle School Building
_____Personnel
_____Public Ceremonies
_____Public Safety Building
_____Route 20 Study
_____Route 30 Development
_____Senior Tax Relief
_____Septage Committee
_____Surface Water Quality
_____Town Center Committee
_____Wastewater Management
_____Y2K Committee
_____Youth Advisory
_____Zoning Board of Appeals

II. Elected boards, committees and commissions:

_____Assessors
_____Health
_____Housing Authority
_____Park and Recreation
_____Planning
_____Library Trustees
_____Road Commission
_____School
_____Selectmen
_____Trust Funds
_____Water

NAME:_____ADDRESS:_____

HOME TEL._____WORK TEL._____

Applications of interest will be kept on file for one year. You will be contacted as relevant vacancies occur.

Return this completed form to:

Executive Secretary
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

FOLD HERE

PLACE
STAMP
HERE

BOARD OF SELECTMEN
Town of Wayland
41 Cochituate Road
Wayland, Massachusetts 01778

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	SELECTMEN			
1	SALARIES	$500	$500	$500
2	EXPENSE	$3,693	$15,791	$15,848
3	MISCELLANEOUS	$0	$10,000	$10,000
4	CABLE COMMITTEE	$0	$5,000	$10,000
	TOTAL SELECTMEN	$4,193	$31,291	$36,348
	EMERGENCY MANAGEMENT			
5	OPERATIONS	$8,660	$5,000	$5,000
6	TRAINING	$3,336	$2,000	$2,000
7	EMERGENCY MANAGEMENT	$0	$0	$5,000
	TOTAL EMERGEN MNGMNT	$11,996	$7,000	$12,000
	TOWN OFFICE			
	SALARIES:			
	EXECUTIVE SECRETARY	$65,404	$66,198	$72,289
	PERSONNEL DIRECTOR	$51,375	$53,184	$58,281
	FIN. DIR./TOWN ACCT.	$76,625	$79,083	$84,453
	OFFICE ADMIN	$38,391	$39,319	$50,802
	S. SCHEDULE	$32,387	$33,526	$35,222
	CLERICAL	$81,374	$82,794	$87,610
	OVERTIME/LONGEVITY/SICK LEAVE	$4,477	$2,000	$5,500
8	TOTAL SALARIES	$350,033	$356,104	$394,157
9	EXPENSE	$48,077	$46,500	$46,500
10	EQUIPMENT	$1,164	$4,300	$4,300
11	TELEPHONES	$48,200	$50,000	$50,000
12	CONTRACT SERVICES	$13,600	$12,500	$13,600
13	PERSONNEL BD EXPENSE	$0	$6,650	$7,500
14	PERSONNEL BD ADJ FUND	$0	$6,355	$6,750
	TOTAL TOWN OFFICE	$461,074	$482,409	$522,807
	WAYLAND TOWN BUILDING			
15	SALARIES	$68,383	$68,767	$71,158
16	BUILDING UTILITIES	$99,012	$98,913	$103,700
17	EXPENSE	$21,344	$22,850	$21,250
	TOTAL TOWN BUILDING	$188,739	$190,530	$196,108
	OTHER TOWN BUILDG-COCHIT			
18	EXPENSES	$15,000	$15,000	$15,000
	DATA PROCESSING			
	MANAGER	$39,524	$39,041	$41,812
	COMPUTER OPERATOR	$2,000	$2,000	$2,000
19	TOTAL SALARIES	$41,524	$41,041	$43,812
	EXPENSES			
20	FORMS, SUPPLIES	$18,861	$21,375	$18,000
21	EDUCATION/TRAVEL	$40	$150	$2,150
	EQUIPMENT			
22	RENTAL AND REPAIRS	$16,010	$11,750	$12,000
23	NEW APPLICATIONS/EQ.	$3,098	$10,000	$10,500
24	COMPUTER EQ./UPDATE	$34,084	$7,500	$9,500
25	PROFESSIONAL SERVICES	$15,022	$31,962	$20,200
	TOTAL DATA PROCESSING	$128,639	$123,778	$116,162

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	TREASURER/COLLECTOR			
	TREASURER/COL. SALARY	$65,546	$54,650	$57,415
	CLERICAL SALARY	$76,780	$78,902	$82,649
26	TOTAL SALARIES	$142,326	$133,552	$140,064
	EXPENSES:			
27	OPERATING EXPENSE	$4,867	$4,925	$7,110
28	TAX TITLE EXPENSE	$2,856	$6,220	$5,140
29	EXCISE TAX PROGRAM	$1,851	$0	$0
30	BANKING SERVICES	$15,961	$15,103	$17,864
31	LOCK BOX SEVICES	$10,863	$12,371	$11,000
32	MAILING SERVICE	$0	$1,775	$1,775
	TOTAL TREAS/COLLECTOR	$178,724	$173,946	$182,953
	ASSESSORS			
33	SALARIES	$4,599	$4,600	$4,600
34	PROF/CLERICAL	$101,257	$108,295	$113,321
35	EXPENSE	$4,935	$6,000	$5,000
36	PROF SERVICES	$25,348	$10,302	$14,056
37	OTHER EXPENSE	$916	$1,800	$800
38	EQUIPMENT,MAINT,SOFTWARE	$4,962	$5,000	$5,000
39	SPEC BDGT ITEM-PROP. REASSMNT	$3,500	$35,000	$35,000
	TOTAL ASSESSORS	$145,517	$170,997	$177,777
	FINANCE COMMITTEE	$0	$160	$160
	TOWN COUNSEL			
	PROFESSIONAL SERVICES			
	SPECIAL COUNSEL	$36,175	$26,050	$28,550
	PROFESSIONAL SERVICES	$1,247	$0	$0
	TOWN COUNSEL	$50,568	$45,950	$43,450
	TOTAL PROFESSIONAL SERVICES	$87,990	$72,000	$72,000
	LEGAL EXPENSES	$1,380	$3,000	$3,000
40	TOTAL TOWN COUNSEL	$89,370	$75,000	$75,000
	REGISTRARS			
	SALARY	$675	$675	$675
	LISTING	$1,028	$1,500	$3,200
41	TOTAL REGISTRARS	$1,703	$2,175	$3,875
	TOWN CLERK			
42	TOWN CLERK SALARY	$44,308	$46,300	$48,643
43	TOWN CLERK ADDED COMP	$400	$400	$400
44	CLERICAL	$30,656	$31,203	$32,973
45	CODIFICATION BY LAWS	$3,400	$2,000	$5,500
46	EXPENSE	$6,465	$7,515	$4,100
	FEDERAL CENSUS 2000	$0	$0	$500
	TOTAL TOWN CLERK	$85,229	$87,418	$92,116
	ELECTIONS			
	OFFICERS SALARIES	$4,798	$6,932	$6,932
	EXPENSE	$5,644	$3,150	$4,350
47	TOTAL ELECTIONS	$10,442	$10,082	$11,282
	PLANNING BOARD			
48	EXPENSE	$5,862	$8,759	$6,000
49	PLANNING ADMINISTRATOR SAL	$56,355	$54,650	$57,711

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
50	EQUIPMENT MAINTENANCE	$0	$250	$250
51	SPECIAL ITEMS	$0	$1,500	$0
	TOTAL PLANNING BOARD	$62,217	$65,159	$63,961
	TOWN SURVEYOR			
	TOWN SURVEYOR SAL	$51,460	$51,100	$55,364
	SURVEY/COMP SPEC SAL	$40,817	$41,700	$45,169
52	TOTAL SALARIES	$92,277	$92,800	$100,533
53	EXPENSE	$3,218	$3,250	$3,450
54	VEHICLE EXPENSE	$147	$400	$400
55	COMPUTER/COPIER MAINT.	$2,077	$2,500	$3,000
56	VEHICLE MAINTENANCE	$0	$500	$0
57	IMPLEMNT. ASST.	$5,899	$0	$0
58	PLAN STORAGE	$3,679	$0	$0
59	COMPUTER UPGRADE	$0	$2,000	$3,000
	FEDERAL CENSUS 2000	$0	$0	$1,000
	TOTAL TOWN SURVEYOR	$107,297	$101,450	$111,383
	CONSERVATION			
60	EXPENSE	$6,762	$7,193	$8,693
61	PROF SERVICES/MISC	$3,648	$2,000	$2,000
62	SALARIES	$51,090	$54,825	$76,735
63	CONSERVATION FUND	$0	$0	$10,000
	TOTAL CONSERVATION	$61,500	$64,018	$97,428
	HISTORICAL COMMISSION			
64	EXPENSE	$1,095	$1,114	$1,114
	TOTAL HISTORICAL COMMISSION	$1,095	$1,114	$1,114
	SURFACE WATER QUALITY COM			
65	MILFOIL TREATMENT	$0	$1,200	$1,200
66	SURFACE WATER QUALITY	$2,400	$1,700	$1,700
	TOTAL SURFACE WATER QUALITY	$2,400	$2,900	$2,900
67	HISTORIC DISTRICT COMM	$102	$275	$275
	COUNCIL ON AGING			
68	SALARIES	$69,355	$83,940	$89,748
69	OPERATING EXPENSE	$4,490	$5,000	$5,000
70	TAX WORK-OFF PROGRAM	$15,000	$15,000	$15,000
71	EQUIPMENT	$400	$400	$400
72	TRANSPORTATION	$27,771	$29,250	$29,250
	TOTAL COUNCIL ON AGING	$117,016	$133,590	$139,398
	TOTAL GENERAL GOVERNMENT	$1,672,253	$1,738,292	$1,858,047
	POLICE			
	SALARIES			
	POLICE CHIEF SALARY	$68,293	$70,427	$74,512
	LIEUTENANT SALARY	$46,577	$52,293	$57,568
	YOUTH OFFICER SAL	$46,472	$0	$0
	SERGEANTS SALARY	$281,248	$316,526	$234,939

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	DETECTIVES SAL	$171,625	$0	$0
	SPECIALISTS	$0	$191,080	$210,040
	PATROLMEN SAL	$376,234	$300,525	$428,546
	INTERNS SAL	$5,118	$6,396	$6,897
	OVERTIME SAL	$150,979	$101,118	$106,174
	HOLIDAY SAL	$49,139	$71,790	$66,099
	SCHOOL TRAFFIC SUPR	$20,862	$26,706	$28,006
	COURT TIME	$6,094	$12,000	$12,000
	CLERK	$33,237	$33,536	$35,222
	TUITION REIMB	$1,200	$4,500	$4,500
	NIGHT DIFFERENTIAL	$0	$23,651	$25,861
	LONGEVITY	$0	$3,400	$3,450
	PROFESSIONAL STIPEND	$0	$16,545	$14,973
	ED. INCENTIVE	($55)	$69,033	$112,098
1	TOTAL SALARIES	$1,257,023	$1,299,526	$1,420,885
	EXPENSE:			
2	OPERATING EXPENSE	$11,834	$11,850	$15,150
3	UNIFORM EXPENSE	$14,998	$18,833	$18,883
4	TRAINING EXPENSE	$35,334	$50,360	$56,871
5	CRIME PREVENTION	$416	$0	$0
6	SPECIAL SERVICES	$2,077	$2,100	$5,100
7	ANNUAL PHYSICALS	$0	$4,000	$4,000
8	OUT-OF-STATE TRAVEL	$1,499	$1,500	$1,500
9	PUBLIC SAFETY COMPUTER	$4,882	$0	$0
10	LINE PAINTING	$11,970	$12,000	$15,000
11	STREET SIGNS	$0	$0	$2,000
	EQUIPMENT			
12	POLICE CARS PURCHASE	$62,862	$102,000	$73,500
13	VEHICLE OPERATION EXPENSE	$14,944	$15,000	$15,000
14	NEW EQUIPMENT,MISC,OFFICE	$3,972	$4,000	$8,000
15	OTHER EQUIPMENT	$371	$0	$0
16	EQUIPMENT MAINT & REPAIR	$5,569	$6,100	$6,400
17	VEHICLE GASOLINE	$21,720	$21,000	$21,000
18	COMPUTER MAINTENANCE	$0	$5,000	$5,000
19	EQUIPMENT RENTAL	$0	$400	$400
20	RETIREMENT EXPENSE	$0	$19,239	$24,615
	TOTAL POLICE DEPT.	$1,449,471	$1,572,908	$1,693,304
	FIRE			
	SALARIES			
	CHIEF SALARY	$69,925	$70,924	$74,941
	DEPUTY CHIEF SAL	$48,527	$49,244	$53,281
	CAPTAINS SAL	$131,151	$133,089	$144,459
	LIEUTENANTS SAL	$159,651	$162,012	$174,843
	FIREFIGHTERS SAL	$581,218	$596,258	$648,596
	INCENTIVE & EMT	$49,450	$49,550	$20,750
	OVERTIME	$99,707	$87,000	$92,000
	TRAINING OVERTIME	$0	$0	$5,000
	CALLBACK PAY	$17,351	$13,000	$16,000
	HOLIDAY PAY	$49,032	$49,878	$52,021
	CALLMEN HOURLY	$3,131	$5,000	$5,000
	CALLMEN ANNUALLY	$1,273	$4,400	$4,400
	CLERICAL PART TIME	$8,768	$8,500	$5,000
	CALLBACK PAY: AMBULANCE	$21,309	$24,000	$26,000
	CLERICAL	$0	$13,500	$18,500
21	TOTAL SALARIES	$1,240,493	$1,266,355	$1,340,791
22	OPERATING EXPENSE	$9,400	$9,400	$9,400
23	AMBULANCE EXPENSE	$7,937	$8,000	$8,000
24	FIRE ALARM SYSTEM EXPENSE	$3,246	$3,400	$3,400
25	TRAINING AND EDUCATION	$8,003	$8,000	$5,000
26	UNIFORM EXPENSE	$15,499	$15,500	$15,500

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
27	PHYSICAL EXAMS	$4,029	$5,100	$4,100
	EQUIPMENT			
28	MISC. EQUIPMENT & HOSE	$13,981	$12,000	$11,000
29	EQUIPMENT MAINTENANCE	$10,827	$11,000	$11,000
30	EQUIPMENT RENTAL	$463	$500	$500
31	VEHICLE GASOLINE	$6,693	$7,000	$7,000
32	COMPUTER MAINTENANCE	$4,975	$5,000	$5,000
	TOTAL FIRE DEPT.	$1,325,546	$1,351,255	$1,420,691
	INSPECTION/BUILDING			
	SALARIES			
	BLDG.& ZONING INSP. SAL	$47,962	$47,864	$52,675
	DEP BLDG INSP	$13,810	$15,288	$23,826
	SUB INSPECTOR SAL	$1,364	$0	$0
	WIRING INSPECTOR	$18,109	$18,109	$20,164
	OVERTIME	$0	$0	$1,500
	PLUMBING/ GAS INSPECTOR	$14,236	$15,288	$17,577
	CLERICAL	$48,223	$49,194	$56,163
	DEPUTY PLUMBING/GAS	$0	$700	$735
	DEPUTY WIRING	$0	$700	$735
	SEALER OF WEIGHTS,MEAS	$417	$550	$550
33	TOTAL SALARIES	$144,121	$147,693	$173,925
	EXPENSE:			
34	BUILDING & ZONING EXPENSE	$4,991	$5,500	$6,000
35	INSPECTORS EXPENSE	$2,950	$3,168	$4,860
36	ZONING BOARD EXPENSE	$1,556	$2,100	$2,500
37	COMPUTER UPDATE	$0	$3,200	$0
38	SPECIAL BUDGET ITEMS	$0	$0	$5,050
	EQUIPMENT			
39	VEHICLE EXPENSE	$928	$1,000	$500
40	VEHICLE GASOLINE	$499	$400	$400
41	COPIER	$5,000	$0	$500
42	CAR REPLACEMENT	$1,000	$0	$1,500
	TOTAL INSPECTION	$161,045	$163,061	$195,235
	DOG OFFICER:			
43	DOG OFFICER SALARY	$34,439	$33,710	$35,416
44	DOG OFFICER EXPENSE	$45	$2,200	$2,200
45	BOARD VET FEES	$1,184	$2,870	$3,000
46	VEHICLE GASOLINE	$694	$700	$700
	TOTAL DOG OFFICER	$36,362	$39,480	$41,316
	JOINT COMMUNICATIONS			
47	DISPATCHERS SAL	$277,470	$290,256	$307,206
48	OPERATING EXPENSE	$15,469	$14,135	$14,409
49	BLDG. EXPENSE,MAINT,REPAIR	$12,533	$12,600	$12,600
50	BLDG. EXP UTILITIES	$47,385	$47,400	$47,400
51	COMPUTER LICENSE	$4,996	$5,000	$5,000
52	UNIFORM ALLOWANCE	$1,586	$1,600	$1,600
53	BUILDING REPAIRS	$9,997	$13,000	$0
	SPECIAL ITEMS			
54	REMOTE FIRE ALARM MONITOR	$0	$0	$2,000
55	FIRE HELMET RADIOS	$0	$0	$6,000
	TOTAL JOINT COMM	$369,436	$383,991	$396,215
	TOTAL PROTECTION	$3,341,860	$3,510,695	$3,746,761

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	BOARD OF HEALTH			
	SALARIES:			
	BOARD MEMBERS	$250	$250	$250
	ADMINISTRATIVE ASSISTANT	$32,198	$30,983	$32,871
	ADMINISTRATIVE ASSISTANT OT	$959	$1,500	$1,000
	SUB SECRETARY	$0	$1,000	$0
	ANIMAL INSPECTOR	$450	$450	$450
	HEALTH DIRECTOR	$55,267	$54,658	$58,702
	ANIMAL CONTROL OFFICER	$7,862	$7,862	$7,862
	HEALTH AGENT/ SANITARIAN	$28,925	$33,774	$41,605
	PART-TIME CLERICAL	$10,377	$12,165	$13,149
1	TOTAL SALARIES	$125,911	$142,642	$155,889
	EXPENSES:			
2	OFFICE EXPENSE	$5,246	$6,000	$5,000
3	IN STATE TRAVEL EXPENSE	$852	$1,380	$1,380
4	FRINGE BENEFITS	$427	$1,980	$1,980
	CONTRACT/PROF SERVICES:			
5	MENTAL HEALTH CLINICS	$37,430	$37,430	$47,400
6	COMMUNITY NURSING CARE	$126,247	$175,000	$195,242
7	MOSQUITO CONTROL	$27,400	$28,989	$19,380
8	PROFESSIONAL SERVICES/MOSQ	$12,256	$0	$10,524
9	VEHICLE OPERATION/MAINT	$1,125	$1,200	$1,200
	SPECIAL BUDGET ITEMS:			
10	WATER QUALITY STUDY	$1,425	$3,500	$3,500
11	HAZARDOUS WASTE MGT	$9,553	$10,000	$12,000
12	CONSULTING ENGINEER	$9,963	$2,500	$2,500
13	FOOD INSPECTOR	$2,293	$3,000	$5,000
	TOTAL BOARD OF HEALTH	$360,128	$413,621	$460,995
	HIGHWAY			
	SALARIES:			
15	DIRECTOR OF HIGHWAY	$62,860	$60,612	$67,883
16	CLERK SALARY	$40,963	$43,043	$53,558
17	HIGHWAY LABOR SALARY	$430,168	$443,567	$466,951
18	OVERTIME,LABOR	$0	$40,000	$32,000
1	TOTAL SALARIES	$533,991	$587,222	$620,392
	MAINTENANCE:			
2	MAINTENANCE OF ROADS	$57,732	$25,000	$25,000
3	MAINTENANCE OF EQUIPMENT	$64,983	$65,000	$65,000
4	SNOW REMOVAL	$48,929	$51,000	$51,000
5	SNOW REMOVAL/PRIVATE WAYS	$7,000	$7,000	$7,000
6	UNIFORMS/OTHER FRINGE	$12,185	$14,000	$15,000
	CONTRACT/PROFESSIONAL SRVCS			
7	CONTRACT BASIN CLEANING	$17,279	$20,000	$20,000
8	ROAD RESURFACING	$105,400	$126,500	$110,000
9	CRACK SEALING	$16,026	$15,000	$15,000
	EQUIPMENT			
10	EQUIPMENT MISC.	$11,489	$10,000	$10,500
11	HIGHWAY FUEL	$15,000	$20,000	$20,000
	BUILDING MAINTENANCE:			
12	HIGHWAY GARAGE REPAIR	$11,465	$7,500	$24,500
13	HIGHWAY GARAGE UTILITIES	$24,915	$25,200	$25,500
14	OFFICE EXPENSE	$6,790	$7,000	$7,000
	TOTAL HIGHWAY	$933,184	$980,422	$1,015,892

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	HEALTH-LANDFILL			
1	SALARIES:	$157,927	$161,800	$170,356
	EXPENSE:			
2	LEACHATE COLLECTION	$21,846	$35,000	$35,000
3	DISPOSAL OF WOOD	$20,068	$19,000	$19,000
4	FUEL	$8,101	$10,000	$10,000
	PROFESSIONAL SERVICES			
5	MISC. ENGINEERING	$17,283	$31,460	$31,460
	BUILDING:			
6	REPAIRS	$4,237	$7,700	$22,700
7	UTILITIES	$4,733	$6,000	$11,000
8	OTHER EXPENSE	$12,000	$12,000	$15,000
9	MAINT REPAIRS	$28,050	$28,050	$33,750
10	LEASE EQUIPMENT	$6,666	$10,210	$6,408
11	OTHER EXPENSE: COVER	$13,570	$14,650	$14,650
12	MISC. EQUIPMENT	$7,380	$7,400	$7,400
13	ENGINEERING LANDFILL CAP	$0	$0	$57,000
	TOTAL LANDFILL	$301,861	$343,270	$433,724
	VETERANS BENEFITS			
	VET BENEFIT APPROP	$3,396	$4,000	$3,990
	MISCELLANEOUS	$79	$200	$210
	SALARIES	$2,810	$2,850	$2,850
1	TOTAL VETERANS BENEFITS	$6,285	$7,050	$7,050
	SCHOOLS			
	REGULAR INSTRUCTION 1	$8,870,119	$10,025,200	$10,350,430
	SPECIAL INSTRUCTION 2	$2,999,274	$3,147,230	$3,350,512
	INSTRUCTIONAL SERVICES 3	$2,273,371	$2,671,321	$2,944,580
	OPERATIONS SERVICES 4	$1,571,868	$1,772,574	$1,771,933
	POLICY ADMIN. SERV. 5	$635,517	$613,606	$626,218
	OUT OF STATE TRAVEL 6	$5,150	$13,067	$11,067
1	TOTAL SCHOOLS	$16,355,299	$18,242,998	$19,054,740
2	REGIONAL VOCATIONAL SCHOOL	$92,249	$194,291	$76,386
	DIRECTOR YOUTH SERVICES			
	DIRECTOR YOUTH SERVICES	$55,247	$54,164	$57,415
	ASSOC DIRECTOR YOUTH SER	$49,353	$49,193	$52,122
	PARENT EDUCATION PROGRAM	$0	$0	$3,000
1	TOTAL YOUTH SERV SAL	$104,600	$103,357	$112,537
2	EXPENSE	$3,224	$3,709	$3,420
3	AUTOMOBILE EXPENSE	$950	$350	$330
4	AUTOMOBILE REPAIR	$0	$600	$550
	TOTAL DIR YOUTH SERVICES	$108,774	$108,016	$116,837
	LIBRARY			
	SALARIES			
	LIBRARY DIRECTOR	$61,038	$62,411	$67,017
	ADM ASSISTANT	$31,683	$32,513	$35,034
	CHILDREN'S LIBRARIAN	$33,401	$34,407	$36,880
	ASST. CHILDREN'S LIBRARIAN	$29,009	$29,497	$31,618
	LIBRARY ASSISTANTS	$75,197	$77,405	$85,325
	PAGES SALARY	$9,349	$12,800	$13,728
	CLERKS SALARY	$23,994	$25,872	$26,520
	CUSTODIAN SALARY	$22,781	$24,097	$26,213
	REF LIBRARIAN/ PART TIME	$22,290	$27,034	$29,120
	ASSISTANT DIRECTOR	$43,507	$35,631	$38,226

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
	HEAD OF CIRCULATION	$33,967	$35,130	$37,885
	SATURDAY DIFFERENTIAL	$0	$1,300	$1,300
	EVEN DIFFERENTIAL	$0	$1,400	$1,400
	CHILDREN'S RM PART TIME	$0	$0	$11,650
1	TOTAL SALARIES	$386,216	$399,497	$441,916
2	OPERATING EXPENSE	$41,882	$43,500	$43,500
3	OUT OF STATE TRAVEL	$540	$550	$550
4	TUITION REIMBURSEMENT	$1,495	$2,000	$2,000
5	MATERIALS PURCHASE	$85,800	$90,566	$99,348
6	LIBRARY AUTOMATION	$30,000	$30,000	$30,000
	SPECIAL ITEMS			
7	CARPETING	$0	$10,000	$0
8	COMPUTER UPGRADE	$0	$5,400	$5,000
9	NEW BOOK RETURN UNIT	$0	$2,500	$0
	TOTAL LIBRARY	$545,933	$584,013	$622,314
	PARK & RECREATION			
	SALARIES:			
	SUPERINTENDENT	$63,195	$64,100	$67,333
	LABOR	$239,826	$237,083	$245,566
	CLERICAL REGULAR	$30,516	$29,994	$31,385
1	TOTAL SALARIES	$333,537	$331,177	$344,284
	EXPENSE:			
2	REPAIRS & MISC.	$41,482	$41,335	$45,335
3	LANDSCAPE, MATERIAL & SUP	$8,480	$36,527	$31,527
4	UNIFORM EXPENSE	$3,360	$4,280	$4,280
5	TREE PLANTING	$1,355	$1,500	$1,500
6	PLAYGROUND SUPPLY	$5,010	$500	$500
7	TRAVEL & DUES IN STATE	$480	$500	$500
8	TRAVEL OUT OF STATE	$1,048	$1,050	$1,050
	EQUIPMENT			
9	MISC SMALL EQUIPMENT	$919	$1,000	$1,000
10	REPAIR SUPPLY & EQUIP	$0	$4,500	$5,000
	BUILDING REPAIRS			
11	LIGHTING, ETC.	$3,616	$3,650	$3,650
	CONTRACT/PROF SERVICES			
12	TREE TRIMMING	$24,748	$18,000	$18,000
13	PUBLIC WORKS EXPENSE	$2,426	$2,000	$2,000
14	DUTCH ELM DISEASE EXP	$0	$800	$800
15	DEV. CEMETERY LAND	$5,000	$0	$0
	TOTAL PARK & RECREATION	$431,461	$446,819	$459,426
16	FEE SUPPORTED PROGRAMS	$306,098	$340,000	$340,000
	PARK/RECREATION: POOL OPERATION			
	SALARIES	$0	$0	$127,310
	UTILIITES	$0	$0	$27,500
	ADMIN MATERIALS, SUPPLIES	$0	$0	$15,100
	MAINTENANCE MATERIALS, SUPPLY	$0	$0	$29,000
	PROGRAMS	$0	$0	$91,425
17	TOTAL POOL OPERATION	$0	$0	$290,335
	UNCLASSIFIED			
1	INSURANCE GENERAL	$165,358	$200,000	$200,000
2	INSURANCE 32B	$1,482,073	$1,500,000	$1,600,000
3	UNEMPLOYMENT COMPENSATION	$18,128	$10,000	$10,000

	BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
4	STREET LIGHTING	$104,786	$110,000	$110,000
5	HYDRANT RENTAL	$18,000	$18,000	$18,000
6	TOWN MEETING WARRANT	$15,343	$16,000	$16,000
7	RESERVE FUND	$0	$125,000	$125,000
8	PUBLIC CEREMONIES	$3,639	$2,500	$2,500
9	SURETY BONDS	$1,688	$800	$800
10	TOWN CLOCKS	$200	$200	$200
11	NON CONTRIBUTORY PENSION	$16,582	$20,500	$20,500
12	PENSION DISABILITY ACCT	$10,000	$10,000	$10,000
13	OCCUPATIONAL HEALTH NURSE	$5,837	$6,000	$6,000
14	MEDICAL CONTRIBUTION	$80,000	$80,000	$80,000
15	RESERVE FOR SAL SETTLEMENT	$0	$330,000	$260,000
16	EMPLOYEE ASSISTANCE PROG.	$3,128	$6,000	$6,000
	TOTAL UNCLASSIFIED	$1,924,762	$2,435,000	$2,465,000
	DEBT AND INTEREST			
	INTEREST			
1	BOND ANTICIPATION NOTES	$10,000	$20,000	$0
2	BOND ANTICIPATION NOTES EX	$0	$450,000	$68,375
3	ANTICIPATION REVENUE	$0	$10,000	$10,000
4	MULTI PURPOSE 1988	$4,880	$0	$0
5	ROAD ISSUE 1987 EXEMPT	$13,050	$0	$0
6	BOND ISSUE 1989	$1,550	$465	$0
7	BOND ISSUE EXEMPT 1989	$24,025	$8,060	$7,950
8	MULTI PURPOSE EXEMPT 1990	$19,208	$13,602	$0
9	MULTI PURP EX 91 HIGH SCHL	$267,475	$250,900	$234,000
10	MULTI PURP EX 91 LOKER	$37,800	$30,660	$23,240
11	MULTI PURP EX 91 LANDFILL	$9,705	$7,665	$5,810
12	MULTI PURPOSE EQ 1992	$3,340	$0	$0
13	MULTI PURPOSE COMP 1992	$460	$0	$0
14	MULTI PURP EXEM SCHL 1993	$147,289	$138,683	$130,583
15	MULTI PURPOSE EQUIPMENT	$3,903	$1,225	$0
16	LAND ACQUISITION EXEMPT	$325,810	$138,610	$131,400
17	MULTI PURPOSE 1996	$45,690	$35,490	$25,490
18	MULTI PURPOSE 1997	$71,256	$62,341	$50,530
19	MULTI PURPOSE EXEMPT 1997	$66,600	$55,670	$51,600
20	PUBLIC SAFETY BLDG. EXEMPT	$0	$0	$230,673
21	DECARLO LAND ACQUISITION	$0	$0	$2,895
22	DEPARTMENTAL EQUIPMENT	$0	$0	$34,890
23	FIELD HOUSE ROOF	$0	$0	$5,779
24	COMPUTERS	$0	$0	$13,335
25	TRAFFIC LIGHTS	$0	$0	$898
	MATURING DEBT			
26	NEW BOND ISSUE 1988	$80,000	$0	$0
27	ROAD ISSUE 1987 EXEMPT	$450,000	$0	$0
28	BOND ISSUE 1989 EXEMPT	$255,000	$260,000	$0
29	BOND ISSUE 1989	$20,000	$15,000	$0
30	MULTI PURPOSE EXEMPT 1990	$95,000	$95,000	$95,000
31	MULTI PURP EX 91 HIGH SCHL	$325,000	$325,000	$325,000
32	MULTI PURP EX 91 LOKER	$140,000	$140,000	$140,000
33	MULTI PURP EX 91 LANDFILL	$40,000	$35,000	$35,000
34	MULTI PURPOSE EQUIP 1992	$167,000	$0	$0
35	MULTI PURPOSE COMP 1992	$23,000	$0	$0
36	MULTI PURP EXEMPT SCHL 1993	$225,000	$225,000	$225,000
37	MULTI PURP EQUIP 1993	$70,000	$70,000	$0
38	LAND ACQUISTION EXEMPT 1996	$0	$180,000	$180,000
39	MULTI PURPOSE 1996	$255,000	$250,000	$250,000
40	BOND SALE EXPENSE	$2,938	$25,000	$25,000
41	FINANCIAL DISCLOSURE	$2,500	$2,500	$2,500
42	MULTI PURPOSE 1997	$178,300	$157,300	$152,300
43	MULTI PURPOSE EXEMPT 1997	$150,000	$150,000	$150,000
44	NEW BOND ISSUE 1998	$0	$108,500	$0
45	PUBLIC SAFETY BLDG.	$0	$0	$290,000
46	DECARLO LAND ACQUISITION	$0	$0	$20,000
47	DEPARTMENTAL EQUIP	$0	$0	$222,000
48	FIELD HOUSE REMODEL	$0	$0	$18,939

BUDGET	EXPENDED FY 1998	APPROPRIATED FY 1999	REQUESTED FY 2000
49 COMPUTERS	$0	$0	$85,000
50 TRAFFIC LIGHTS	$0	$0	$10,000
TOTAL DEBT & INTEREST	$3,530,779	$3,261,671	$3,253,185
GRAND TOTAL BUDGET	$29,910,926	$32,606,158	$34,200,692
SOURCES			
TAX RATE			$33,457,552
FREE CASH			$661,140
AMBLUANCE ACCOUNT			$60,000
STATE AID TO LIBRARIES			$12,000
OTHER SOURCES			$0
CONSERV RECEIPT ACCNT			$10,000
TOTAL REVENUES			$34,200,692
WATER DEPARTMENT			
SALARIES:			
COMMISSIONERS	$225	$225	$225
SUPERINTENDENT	$50,564	$52,375	$56,060
LABOR	$267,424	$274,462	$293,860
CLERICAL	$34,786	$41,658	$43,138
TOTAL SALARIES	$352,999	$368,720	$393,282
OPERATING EXPENSE	$327,510	$432,500	$437,000
EQUIPMENT	$5,440	$0	$0
POLICE DETAILS	$11,436	$0	$0
BORROWING COSTS	$247,934	$239,539	$300,159
TOTAL WATER DEPARTMENT	$945,319	$1,040,759	$1,130,441

	SEPTAGE BUDGET FY 2000	EXPENDED FY98	APPROPRIATED FY99	RECOMMENDED FY2000
1	SALARIES	$150,923	$150,000	$165,421
	EXPENSE			
2	OPERATING EXPENSE	$45,540	$60,000	$60,000
3	OTHER EXPENSE	$10,445	$11,000	$10,000
4	EXPENSE UTILITY-MISC.	$5,967	$5,000	$5,000
5	CONTRACTED/PROFESS SERVICES	$0	$5,000	$5,000
6	CONTRACT SERVICES/DIRECTOR	$0	$45,000	$75,000
7	LEGAL SERVICES	$0	$5,000	$5,000
8	OUT OF STATE TRAVEL	$0	$1,000	$500
	EQUIPMENT			
9	CAPITAL REPLACEMENT	$13,781	$14,000	$75,000
10	PURCHASE/RENTAL	$2,275	$4,000	$4,000
11	MAINTENANCE/REPAIRS	$15,937	$24,000	$25,000
12	MATERIAL/SUPPLIES	$4,234	$4,500	$4,500
	BUILDING/MAINT EXPENSE			
13	MAINT/REPAIRS/RENOVATIONS	$1,920	$6,500	$5,000
14	BUILDING UTILITIES	$1,016	$2,000	$2,000
15	OTHER EXPENSE	$8,774	$4,000	$4,000
	SPECIAL BUDGET ITEMS			
16	ENGINEERING SERVICES	$4,655	$36,000	$10,000
17	DEBT SERVICE	$125,315	$121,000	$116,560
18	SLUDGE DISPOSAL	$86,174	$120,000	$126,000
19	GROUND WATER MONITORING	$2,074	$25,000	$25,000
20	AUDIT	$0	$3,000	$0
	LABRATORY AND PROFESS SERVICES			$10,750
	INDIRECT EXPENSES			
21	ADMINISTRATION	$40,000	$40,000	$40,000
22	INSURANCE FRINGE BENEFITS	$20,400	$20,400	$20,400
23	OTHER INSURANCE	$4,400	$4,400	$4,400
24	RETIREMENT BENEFITS	$35,800	$35,800	$35,800
25	GREASE DISPOSAL	$0	$52,000	$54,000
26	SEPTAGE COMMITTEE	$0	$0	$1,000
27	RESERVE FOR EMERGENCY REP	$0	$60,000	$0
28	SEPTAGE COMMITTEE SEC.	$0	$1,000	$1,000
	TOTAL BUDGET REQUEST	$579,630	$859,600	$890,331
	REVENUE SOURCES			
	ANTICIPATED REVENUE	$673,200	$640,000	$675,000
	RETAINED EARNINGS	$121,940	$219,600	$215,331
	TOTAL REVENUES	$795,140	$859,600	$890,331

TOWN OF WAYLAND
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